



BOARD OF ADJUSTMENT AND APPEALS AGENDA

Thursday, August 2, 2012

6:30 p.m.

Coon Rapids City Center

Council Chambers

Memo Re: Consideration of Appeals from David Brodie, City Attorney

Call to Order

Roll Call

Adopt Agenda

Approval of Minutes of Previous Meeting on March 1, 2012

New Business

1. Special Assessment Objection, Angie and John Heck, 3101 116th Lane NW, 16-31-24-22-0084, Case 12-18V
2. Special Assessment Objection, Counselor Realty for Federal National Mortgage Association, 11915 Wintergreen Street NW, 11-31-24-42-0011, Case 12-19V
3. Special Assessment Objection, Greg and Gary Dehn of Premier McKay LLC, 3789 Coon Rapids Blvd, 17-31-24-21-0045, Case 12-20V
4. Special Assessment Objection, CitiMortgage Inc., 559 109th Avenue NW, 13-31-24-34-0063, Case 12-21V
5. Special Assessment Objection, Jeffrey Worms, Undeveloped Residential Lots East of 10212 Mississippi Blvd, 21-31-24-44-0052, Case 12-22V
6. Special Assessment Objection, James Verdich, 2028 105th Avenue NW, 22-31-24-31-0113, Case 12-23V
7. Special Assessment Objection, Tiffany Crawford, 12400 Thrush Street NW, 10-31-24-22-0106, Case 12-24V
8. Special Assessment Objection, Dennis Blue, 11227 Crocus Street NW, 16-31-24-42-0045, Case 12-25V
9. Special Assessment Objection, Steven Palmer, 11916 Kerry Street NW, 09-31-24-32-0083, Case 12-26V

Other Business

Adjourn



Board of Adjustment and Appeals - Regular Session

Meeting Date: 08/02/2012

Subject: Memo Re: Consideration of Appeals from David Brodie, City Attorney

From: David Brodie, City Attorney

INFORMATION:

One of the Board's functions under City Code Sections 3-208 and 11-336 is to consider and decide appeals from decisions made by the Zoning Administrator and other City staff. In those cases, the Board shall "interpret, construe, and decide meanings of the zoning and building codes; but the Board shall not determine the validity of any such provision of the code." Code Section 3-208. A two-thirds (2/3) vote of all Board members is required to overrule a City staff decision. Code Section 11-337. An aggrieved party may appeal the Board's decision to the City Council within ten (10) days of notice of this decision. Code Section 11-334.

The appeal hearing, while conducted during the Board's regular meeting, is not a public hearing that requires an opportunity for public comment. The Board may conduct the hearing as it sees fit. Staff suggests that City staff present its position first with the appellant following. The Board would be able to ask questions of either party as it sees fit. Staff requests that the Board execute the Order found on the bottom of appellant's original notice of appeal.



Board of Adjustment and Appeals - Regular Session

Meeting Date: 08/02/2012

SUBJECT: Approval of Minutes of Previous Meeting on March 1, 2012

Attachments

Minutes from March 1, 2012 Meeting

COON RAPIDS BOARD OF ADJUSTMENT AND APPEALS MEETING MINUTES OF MARCH 1, 2012

The regular meeting of the Coon Rapids Board of Adjustment and Appeals was called to order by Chairman Wessling at 6:30 p.m. on Thursday, March 1, 2012, in the Council Chambers.

Members Present: Chairman Gary Wessling, Commissioners Jeanette Rosand, Teri Spano-Madden, Trish Thorup and Aaron Vande Linde.

Members Absent: None.

Staff Present: Housing and Zoning Coordinator Cheryl Bennett, Assistant City Attorney David Brodie, Neighborhood Coordinator Kristin DeGrande, and Patrol Officer Steve Beberg.

CALL TO ORDER

Chairman Wessling called the meeting to order at 6:30 p.m.

APPROVAL OF THE MARCH 1, 2012, AGENDA.

MOTION BY COMMISSIONER ROSAND, SECOND BY COMMISSIONER THORUP, TO APPROVE THE MARCH 1, 2012, AGENDA AS SUBMITTED. THE MOTION PASSED UNANIMOUSLY.

APPROVAL OF THE FEBRUARY 2, 2012, MEETING MINUTES.

MOTION BY COMMISSIONER SPANO-MADDEN, SECOND BY COMMISSIONER ROSAND, TO APPROVE THE FEBRUARY 2, 2012, MEETING MINUTES AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

Assistant City Attorney Brodie reviewed the guidelines for the Board of Adjustments and Appeals established for the purpose of hearing objections to special assessments. He noted that the guidelines are intended to make the hearings meaningful and to allow for the meeting to be completed in a timely manner. After reviewing an objection, the Board will make a recommendation to City Council. This recommendation will affirm, modify or rescind the proposed assessment. He reviewed that the process is to first hear information from city staff and then hear from the property owner after which the Board will discuss the matter and make a decision. He commented that tonight's meeting is to hear objections to the special assessment and is not an appeal to the underlying citation. He reviewed that the Board has reviewed the written objections. He commented that a five minute time limit has been established for presenting each case.

1. **CASE 12-05V – DEREK GLOWACKI (POA FOR DONALD GLOWACKI) – 10024 COTTONWOOD STREET – SPECIAL ASSESSMENT OBJECTION (Agenda Item 3)**

Chairman Wessling asked for staff comments. Neighborhood Coordinator DeGrande stated the special assessment is an administrative citation for long grass and the cost of mowing. She stated that the administrative citation was posted on the property and a copy sent to the same address, which she noted was the property owner's address on file at Anoka County. It was

returned as undeliverable. She acknowledged that Mr. Glowacki does not reside at this address any longer.

Derek Glowacki, 19255 Landers Street, Elk River, stated he has power of attorney for his father and is objecting to the special assessment. He stated that he spoke with a neighbor to this property and learned that someone had mowed the lawn. He also stated that he spoke to the city and found out that there was a citation. He stated that when he visited his father's property there was no mail present and there was no posting on the door. He stated he pays the utility bills that come to his address taken from the city's database. He explained that his father is not living at the house now and that he has cared for the property for two years while his father is living at Guardian Angels in Elk River. He stated that although the citation says the grass was 10 inches, the picture does not show how long it was. He stated a ruler should be used to show this. He noted he was not warned and did not know until afterward that there was a concern about the grass. He stated that if notification had been received by mail, he could have followed through.

Commissioner Spano-Madden stated that Mr. Glowacki should have received proper notification before being expected to pay. She noted that the City had Mr. Glowacki's address on file.

Commissioner Rosand stated that Mr. Glowacki has been paying the utility bills and that the bills come to him at his address in Elk River. Mr. Glowacki confirmed that they come to his address in Elk River as he has power of attorney.

Commissioner Rosand noted that the mail was returned and was not forwarded. Neighborhood Coordinator DeGrande stated that law requires they send notice to the property owner listed on the tax records which is why it was sent to the property address. She confirmed that mail sent to the Cottonwood address was returned and that she believed it is no longer forwarded.

Mr. Glowacki confirmed that mail is no longer forwarded.

Commissioner Vande Linde stated that code requires notification be sent to the registered homeowner's address. He commented that the tax statement should be sent to Elk River if the tax records are appropriately updated. He reviewed that the city sent the citation to the property address because that is the address on record. He commented that the utility records are a separate issue. Mr. Glowacki stated he did provide his address for the property taxes and did not know how this was missed.

Chairman Wessling commented that the property was not being properly maintained. He reviewed that staff followed the procedures and did their work correctly. Commissioner Vande Linde stated that the records were not indicating an Elk River address.

Assistant City Attorney Brodie stated that the property owner is sent the notice because the person who pays the taxes is not always who owns the property noting that it could be a mortgage company or the property owner's son. He stated that this has been an issue previously. He noted that staff followed City code in this matter. He stated that vacant property in Coon Rapids needs to be maintained.

Commissioner Spano-Madden noted that the property owner was not notified because the mail was returned to the city. Commissioner Rosand stated that the citation notes that there was a posting and commented that the city requires two methods of contact, which are posting and by mail.

Mr. Glowacki stated that he did not see any posting on the door, garage or anywhere on the property. He stated that he learned of the matter from speaking with a neighbor who confirmed that someone had mowed the grass.

MOTION BY COMMISSIONER ROSAND, SECOND BY COMMISSIONER VANDE LINDE, IN CASE 12-05V, THE BOARD OF ADJUSTMENT AND APPEALS RECOMMENDS THE CITY COUNCIL AFFIRM THE SPECIAL ASSESSMENT OF \$300 IN ITS ENTIRETY.

THE MOTION PASSED 4 – 1 (SPANO-MADDEN).

2. CASE 12-08V – LESLIE PRICE – 1947 108TH LANE NW – SPECIAL ASSESSMENT OBJECTION (Agenda Item 6)

Chairman Wessling asked staff for comments. Neighborhood Coordinator DeGrande reviewed that the administrative citation is for the cleanup of junk and debris. She stated that the violation was abated and explained that the pending assessment included the citation penalty and the cost of cleanup.

Jessie Price stated that he is the brother of Leslie Price, the owner of the property. He explained that his home went into foreclosure and that Leslie and his father helped him obtain this house. He stated that his sister was in Ireland when the citation came to her house. He stated that he had pulled permits for construction on the property. He reviewed that construction is messy and that sheetrock and ceiling tiles were on the driveway for some time. He recalled that these items were cleaned up from the driveway before the reinspection. He stated he was not aware of the citation because it was addressed to his sister and she was in Ireland. He commented that there were windows leaned up against the garage wall. He stated that he was waiting for the Realtor to remove the lockbox from the front door. He stated that items in the back yard were aluminum intended to be recycled which he kept out of view. He stated the windows were being kept for use in his girlfriend's greenhouse in the spring. He stated nothing was posted on the front door, which he would have seen during his daily visits to the property to work on it.

Commissioner Rosand asked if the pictures reflect a majority of what was there or if he had removed much of the items on the 13th. Mr. Price stated that the pictures show most of what was there. He explained that there were some buckets in the back used for moving dirt and rock around for landscaping. He stated from the back of the yard, it is half a block to Hanson Boulevard. The items were not visible from that distance.

Chairman Wessling asked about the carpeting and padding. Mr. Price stated that new carpet was being installed. The carpet layer did not pick these up when he left.

Commissioner Rosand confirmed that the city is not required to post the property but only mail out a notice. Neighborhood Coordinator DeGrande clarified that properties are posted and a citation is mailed for long but that for junk and debris, a citation is only mailed directly to the property owner.

Chairman Wessling stated that staff had done their job. He explained that items had been left out for some time. Mr. Price stated that construction permits had been pulled. He asked about items that were taken and that are not garbage and debris.

Neighborhood Coordinator DeGrande asked what property he was referring to. Mr. Price stated that there were windows, a bucket and trim to be used on the outside windows. He asked if a construction site, with permits pulled, would still be considered a violation.

Neighborhood Coordinator DeGrande stated that by city policy, if there is an open permit for construction, the materials can stay there but exterior storage in the yard cannot stay there indefinitely. She stated that the items would need to be contained in a dumpster when there are open permits by code.

MOTION BY COMMISSIONER VANDE LINDE, SECOND BY COMMISSIONER ROSAND, IN CASE 12-08V, THE BOARD OF ADJUSTMENT AND APPEALS RECOMMENDS THE CITY COUNCIL AFFIRM THE SPECIAL ASSESSMENT OF \$683.50 IN ITS ENTIRETY.

THE MOTION PASSED UNANIMOUSLY.

3. CASE 12-09V – JON SMOLUCH – 10522 FOLEY BOULEVARD – SPECIAL ASSESSMENT OBJECTION (Agenda Item 7)

Chairman Wessling asked staff for comments. Neighborhood Coordinator DeGrande stated that the pending assessment is for a variety of items such as expired vehicle tabs, junk and debris stored exteriorly and their cleanup, and lack of garbage service at the property. She stated that there is an excessive consumption fee for having to visit the property more than once in a 12-month period for the same reason.

Chairman Wessling asked about the fees as there are two amounts shown. Housing and Zoning Coordinator Bennett clarified that of the two figures listed, one represents the assessment amount if paid by the date the roll goes before Council for adoption and the second one includes an administrative assessment fee. She stated that the assessment amount should be that one included in the case report—the one without the administrative fee. She confirmed that it is \$2,873.50 in this case.

Mr. Jon Smoluch, 9741 Foley Blvd, Coon Rapids, stated that this is rental property. He reviewed that the property has cost him a lot more beyond this fine. He stated that he would have the renters clean up the property but then they would make another mess with new items. He stated that the renters told him they would sue him if he touched their car. He stated that the renters stopped making rent payments. He agreed that he could have towed their car or cleaned up their items but then he would have been sued for their values. He stated that he was evicting

the renters and had written to city staff asking for their patience but instead continued to accumulate fines. He stated that it was out of his control to make the renters act responsibly. He stated that it took a month to get the house back in order as the renters tore off countertops and destroyed kitchen appliances. He asked for tolerance and forgiveness. He added that the property has been cleaned up and is being shown to new renters.

Commissioner Vande Linde asked when the renters were evicted. Mr. Smoluch stated they were evicted on January 23 with the sheriff's involvement. He noted that he moved as quickly as possible to rectify things.

Commissioner Vande Linde asked when the unlawful detainer complaint was filed. Mr. Smoluch stated that it was entered on December 16. He stated that he was speaking with Adam at the city. He told staff that he was evicting the renters and explained what was happening.

Commissioner Rosand asked how long the renters lived at the property. Mr. Smoluch stated that they lived there for four months. He required that they obtain garbage service which they did but that they did not pay for this service. He stated that this was the apparent reason the garbage service was stopped.

Chairman Wessling asked what Mr. Smoluch will do to prevent this in the future. Mr. Smoluch stated that he will pay for garbage service himself which will help considerably.

Commissioner Thorup asked if he has considered getting references for the renters from previous landlords. Mr. Smoluch stated that the people were from out of state and had lived with a relative who he believes would provide a good reference. He stated they had good credit when they applied.

Commissioner Rosand commented that these circumstances are risks of having renters. She stated that the owner is responsible for the property. She commented that the city did their work as they are supposed to do.

Commissioner Vande Linde stated that Mr. Smoluch cannot tow someone else's personal property and he was under the threat of being sued. He commented that it is not known who the car was registered to. He suggested taking money off to account for this. He recommended keeping the one citation.

Commissioner Vande Linde stated the summary shows three administration fees and asked for clarification. Assistant City Attorney Brodie stated that the difference may be that half of the last fine was forgiven as the property came into compliance and that this explains why there are different fees listed. He stated that the code was changed a few years ago to make the landlord responsible for the property. He reviewed that the landlord has the option of recourse and can sue his tenants.

Housing and Zoning Coordinator Bennett confirmed that \$2873.50 is the amount that will go before Council. She stated that if it is paid before it goes to Council, the administrative fees will not be included.

MOTION BY COMMISSIONER THORUP, SECOND BY COMMISSIONER ROSAND, IN CASE 12-09V, THE BOARD OF ADJUSTMENT AND APPEALS RECOMMENDS THE CITY COUNCIL AFFIRM THE SPECIAL ASSESSMENT OF \$2,873.50 IN ITS ENTIRETY.

THE MOTION PASSED UNANIMOUSLY.

4. CASE 12-11V – LARISA POKHILCHUK – 11734 JONQUIL STREET – SPECIAL ASSESSMENT OBJECTION (Agenda Item 9)

Chairman Wessling asked for staff comment. Neighborhood Coordinator DeGrande stated that the citations are for parking off pavement and boulevard encroachments. She reviewed the background noting the total fees were reduced because the property owner came into compliance.

Larisa Pokhilchuk, 11738 Jonquil Street NW, stated she is the owner of this rental property. She stated that the trailer was off the pavement. She stated that 4-1/2 years ago Adam was the inspector regarding this same issue. She commented that at that time they put rocks and bricks under the wheels, and when Adam reinspected they were told this arrangement was acceptable as long as the bricks were under the wheels of the trailer. She stated that when this letter came, her husband added more bricks around the trailer so they would be visible from the street. She stated that when the letter came, it went to her rental property where five children live and it was misplaced. The letter was given to her weeks later. She stated regarding the basketball hoop that she never saw the letter. She explained that when the second letter came, they removed the hoop. She explained that she lives at 11738 Jonquil and that 11734 is the rental property next door. She stated that when Adam came the second time, her husband was home and spoke with Adam. She stated that Adam told them the trailer was okay.

Neighborhood Coordinator DeGrande stated that there is a new database since 2008, and the records now show the owner and tax payer address is 11734 Jonquil. She stated that the rocks are not compliant but that bricks are. Ms. Pokhilchuk stated that the bricks were under the trailer wheels and not visible from the street. Neighborhood Coordinator DeGrande stated that the rocks are not in compliance and that the bricks need to be under the entire trailer. Mr. Pokhilchuk addressed the Board and stated that he put the bricks under each tire and that Adam inspected this. He stated that the bricks are not visible from the street and are not visible in the picture. He explained that the picture was taken from the street.

MOTION BY COMMISSIONER VANDE LINDE, SECOND BY COMMISSIONER SPANO-MADDEN, IN CASE 12-11V, THE BOARD OF ADJUSTMENT AND APPEALS RECOMMENDS THE CITY COUNCIL AFFIRM THE SPECIAL ASSESSMENT OF \$1,200 IN ITS ENTIRETY.

THE MOTION PASSED UNANIMOUSLY.

Chair Wessling confirmed for the appellant that staff's recommendation was affirmed.

5. CASE 12-14V – MAYLI VANG – 1093 94TH LANE NW – SPECIAL ASSESSMENT OBJECTION (Agenda Item 10)

Chairman Wessling asked for staff comments. Neighborhood Coordinator DeGrande reviewed the background and addressed items listed in the property owner's objection. She stated that the property owner noted in her objection that some items were not removed. She explained that some items are not removed as they are allowed to be stored outside such as lawnmowers, a grill, and a patio set. She stated that an unopened bag of leaves is not something that the City will remove. She stated that the City did not clean up undamaged flower pots or garden stakes.

Mayli Vang, 1093 94th Lane NW, stated she had a new neighbor move in after she had been living in the community for ten years. She stated that this neighbor has complained about her continuously and yells at her kids whenever they are outside. She stated that she is harassed by this neighbor. She stated that some of these items have been on the property for ten years. She stated that the only thing present in the front yard was related to her changing oil recently. She stated that the other items were in the back yard. She stated she does not feel safe where she lives due to this neighbor. She stated she does not have a junk house and that her property is not junk. She stated that she loves the neighborhood. She stated that when she received the January letter, she called the city right away. She stated that she did not receive a letter in September. She asked if the assessment could be reduced or waived.

Chairman Wessling asked for confirmation that Ms. Vang did not receive the September letter. Ms. Vang stated that her sister lived at the property and that maybe her kids took the letter but she never saw it. She received the January letter that said she would be assessed.

Commissioner Rosand asked if Ms. Vang noticed that some items were missing. Ms. Vang stated that she thought her husband had taken the items or that her sister had. She commented that not all of the items were taken so she did not notice it.

Commissioner Thorup stated that on September 16 the items were taken. She stated there was a question in October of whether the property was vacant. Neighborhood Coordinator DeGrande stated that the property was being fixed up and items were removed, but that the property owner continued to reside there. She confirmed that the inspector was initially at the property on September 1.

Chairman Wessling stated that the property was reinspected on September 16 and abated on September 16. He asked about the fees. Neighborhood Coordinator DeGrande reviewed the initial citation and cleanup fee add up to \$631.

Chairman Wessling stated that communication with the property owner in October and November did not relate to the citation. Neighborhood Coordinator DeGrande confirmed that in October staff investigated to see if the property was vacant. The City posted the property to shut off the water and the homeowner contacted the city to confirm that the water was to be kept on. She indicated that although no one lived at the property at the time they were actively working on it and planned to move back in. She added that the contact from the city inspector was to verify that the property was not an unlicensed rental and it was confirmed that the property was not a rental property.

Ms. Vang stated that in September she was having family issues. She eventually got money to replace the carpet and moved her things out while this was being done.

Commissioner Rosand asked about a fee that related to a question of unlicensed rental, which was the result of inquiries by a neighbor and code enforcement staff. Neighborhood Coordinator DeGrande confirmed that it was not an unlicensed rental property.

Commissioner Vande Linde stated that the homeowner is responsible for her property. Commissioner Spano-Madden stated that she has difficulty with the case because the homeowner did not receive notification and the rules are that they should receive it.

MOTION BY COMMISSIONER THORUP, SECOND BY COMMISSIONER VANDE LINDE, IN CASE 12-14V, THE BOARD OF ADJUSTMENT AND APPEALS RECOMMENDS THE CITY COUNCIL AFFIRM THE SPECIAL ASSESSMENT OF \$631 IN ITS ENTIRETY.

THE MOTION PASSED UNANIMOUSLY.

Commissioner Thorup asked whether the city could promote the use of storage sheds that do not require a permit. She recommended that this be included in the upcoming city newsletter to prevent the accumulation of items kept in yards, which leads to citations.

Chairman Wessling asked the name of parties waiting to be heard. Mr. Shimota replied. It was noted that Mr. Shimota's objection was not on this agenda.

Housing and Zoning Coordinator Bennett explained that Mr. Shimota's objection to the proposed assessment was not received by the city clerk prior to or at the February 8 City Council hearing as required, and that it was not received by staff until February 9. She stated that her office sent a letter to Mr. Shimota explaining why his objection was not accepted and why it would not be included on this agenda. In response to Mr. Shimota's question, Ms. Bennett stated that it had been mailed to him the previous Friday. Mr. Shimota stated he had been out of town.

Chairman Wessling explained that Mr. Shimota's case would not be heard tonight.

Chairman Wessling recessed the meeting at 8:00 p.m.

Chairman Wessling reconvened the meeting at 8:12 p.m.

6. CASE 12-03V – BRUCE NELSON – 2961 121ST AVENUE NW – SPECIAL ASSESSMENT OBJECTION (Agenda Item 1)

Chairman Wessling reviewed the background on the case. He stated that staff did what was necessary. Commissioner Rosand commented that it was an unlicensed rental property.

MOTION BY COMMISSIONER ROSAND, SECOND BY COMMISSIONER SPANO-MADDEN, IN CASE 12-03V, THE BOARD OF ADJUSTMENT AND APPEALS

RECOMMENDS THE CITY COUNCIL AFFIRM THE SPECIAL ASSESSMENT OF \$1,500 IN ITS ENTIRETY.

THE MOTION PASSED UNANIMOUSLY.

7. CASE 12-03V – GERALD PATT – 2121 109TH AVENUE NW – SPECIAL ASSESSMENT OBJECTION (Agenda Item 2)

Chairman Wessling reviewed the background on the case. He commented that a friend of the property owner moved out but did not clean up the property.

Commissioner Rosand stated that the property is the responsibility of the property owner.

MOTION BY COMMISSIONER THORUP, SECOND BY COMMISSIONER SPANO-MADDEN, IN CASE 12-04V, THE BOARD OF ADJUSTMENT AND APPEALS RECOMMENDS THE CITY COUNCIL AFFIRM THE SPECIAL ASSESSMENT OF \$741 IN ITS ENTIRETY.

Commissioner Thorup stated that there is a discrepancy in the amount stated in her motion. She stated the amount should be \$681.

MOTION BY COMMISSIONER VANDE LINDE, SECOND BY COMMISSIONER ROSAND, TO AMEND THE MOTION TO INDICATE A SPECIAL ASSESMENT AMOUNT OF \$681.

THE MOTION TO AMEND PASSED UNANIMOUSLY.

THE MOTION AS AMENDED PASSED UNANIMOUSLY.

8. CASE 12-06V (Agenda Item 4)

It was noted that this case number is not assigned.

9. CASE 12-07V – BARBARA CURRY BY DAVID CURRY – 2190 COON RAPIDS BOULEVARD – SPECIAL ASSESSMENT OBJECTION (Agenda Item 5)

Chairman Wessling reviewed the background on the case.

MOTION BY COMMISSIONER ROSAND, SECOND BY COMMISSIONER THORUP, IN CASE 12-07V, THE BOARD OF ADJUSTMENT AND APPEALS RECOMMENDS THE CITY COUNCIL AFFIRM THE SPECIAL ASSESSMENT OF \$600 IN ITS ENTIRETY.

THE MOTION PASSED UNANIMOUSLY.

10. CASE 12-10V – DERREK RAND ABENDROTH – 10640 ARROWHEAD STREET – SPECIAL ASSESSMENT OBJECTION (Agenda Item 8)

Chairman Wessling reviewed the background on the case. He asked if the parking was compliant. Neighborhood Coordinator DeGrande confirmed that the property was compliant on October 11.

MOTION BY COMMISSIONER THORUP, SECOND BY COMMISSIONER VANDE LINDE, IN CASE 12-10V, THE BOARD OF ADJUSTMENT AND APPEALS RECOMMENDS THE CITY COUNCIL AFFIRM THE SPECIAL ASSESSMENT OF \$3,000 IN ITS ENTIRETY.

THE MOTION PASSED UNANIMOUSLY.

11. CASE 12-12V – THOMAS DURKIN – 11106 HANSON BOULEVARD – SPECIAL ASSESSMENT OBJECTION (Agenda Item 12)

Chairman Wessling reviewed the background on the case. He asked whether the property is now in compliance. Neighborhood Coordinator DeGrande stated that as of November 7, the property is in compliance. She stated it is a rental property.

MOTION BY COMMISSIONER VANDE LINDE, SECOND BY COMMISSIONER ROSAND, IN CASE 12-12V, THE BOARD OF ADJUSTMENT AND APPEALS RECOMMENDS THE CITY COUNCIL AFFIRM THE SPECIAL ASSESSMENT OF \$1,200 IN ITS ENTIRETY.

THE MOTION PASSED UNANIMOUSLY.

12. CASE 12-13V – KIMMARIE HAGEN – 2441 112TH LANE NW – SPECIAL ASSESSMENT OBJECTION (Agenda Item 13)

Chairman Wessling reviewed the background on the case. He asked staff for clarification regarding the petitioner's written objection in which she states that she did not receive any citation in October. Neighborhood Coordinator DeGrande commented that in her December discussion with Ms. Hagen about the pending assessments, staff confirmed that both citations were sent. She stated that Ms. Hagen thought there was an error on the city's part because she did not receive the October notification when, in fact, both citations had been sent.

Commissioner Rosand asked about the items that were not removed. Neighborhood Coordinator DeGrande stated that with the size of the yard and the number of items, it would be difficult to abate the property. She stated that they would have needed to bring a vehicle back onto the property. She explained that they sent a second notice instead of following through with the abatement in an effort to give the property owner time to comply.

MOTION BY COMMISSIONER ROSAND, SECOND BY COMMISSIONER THORUP, IN CASE 12-13V, THE BOARD OF ADJUSTMENT AND APPEALS RECOMMENDS THE CITY COUNCIL AFFIRM THE SPECIAL ASSESSMENT OF \$600 IN ITS ENTIRETY.

THE MOTION PASSED UNANIMOUSLY.

13. CASE 12-15V – KEMET JOLLY – 422 109TH AVENUE NW – SPECIAL ASSESSMENT OBJECTION (Agenda Item 11)

Chairman Wessling reviewed the background on the case. He noted that the homeowner was on vacation. Neighborhood Coordinator DeGrande stated that they received notice from Connexus on October 17 and Center Point Energy on October 6 that service was disconnected. She reviewed that in June there was a sheriff's sale. She stated that they received notification to shut off the water on November 8. She explained that following these disconnect dates, and after not hearing from the property owner, it was assumed that the property was vacant. She stated the written objection states the homeowner was just on vacation. She stated that they abated several items as the property was thought to be abandoned.

MOTION BY COMMISSIONER VANDE LINDE, SECOND BY COMMISSIONER SPANO-MADDEN, IN CASE 12-15V, THE BOARD OF ADJUSTMENT AND APPEALS RECOMMENDS THE CITY COUNCIL AFFIRM THE SPECIAL ASSESSMENT OF \$1,886 IN ITS ENTIRETY.

THE MOTION PASSED UNANIMOUSLY.

14. CASE 12-16V – CARLY HANSON – 10521 PALM STREET – SPECIAL ASSESSMENT OBJECTION (Agenda Item 14)

Chairman Wessling reviewed the background on the case.

Commissioner Rosand questioned the 3-1/2 hours it took to abate the property. Neighborhood Coordinator DeGrande stated that this includes the travel time to dispose of the items.

MOTION BY COMMISSIONER ROSAND, SECOND BY COMMISSIONER VANDE LINDE, IN CASE 12-16V, THE BOARD OF ADJUSTMENT AND APPEALS RECOMMENDS THE CITY COUNCIL AFFIRM THE SPECIAL ASSESSMENT OF \$688.50 IN ITS ENTIRETY.

THE MOTION PASSED UNANIMOUSLY.

15. ADJOURNMENT

MOTION BY COMMISSIONER SPANO-MADDEN, SECOND BY COMMISSIONER THORUP, TO ADJOURN THE MEETING AT 8:45 P.M. THE MOTION PASSED UNANIMOUSLY.

Respectfully submitted,

Beth Bostrom

Board of Adjustment and Appeals Secretary



Board of Adjustment and Appeals - Regular Session

1.

Meeting Date: 08/02/2012

Subject: Special Assessment Objection, Angie and John Heck, 3101 116th Lane NW, 16-31-24-22-0084, Case 12-18V

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

Unpaid penalties and/or costs associated with code enforcement action against the subject property in the amount of \$226 are proposed to be assessed against the property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The amount of \$226 is for securing the property.

A City inspector went out to the property on May 25, 2012, to investigate junk and debris in the yard. Upon inspection, it was also found that the attached garage was open and unsecured. The inspector was unable to close the overhead garage door, so the City's contractor was called out to close and secure it with a chain and lock. Upon direction from the Coon Rapids' Fire and Police departments, City staff secure homes immediately for public safety reasons when the primary structure is left open or if there is access into an attached garage. The City's cost of securing the property is being assessed to the property.

Additionally, an Administrative Citation for the exterior storage of junk and debris was issued on May 29, 2012, with a compliance date of June 5, 2012. The citation had been addressed to the property owner as listed on Anoka County records at that time and sent to the property address. The items were still there upon re-inspection on June 6, 2012, so the items were abated by the City's contractor later that day. New owner Angie Heck called the City on June 20, 2012, wondering if the City had been out to the property to clean up the items in the yard. She provided a copy of her HUD-1 to City staff showing that she and her husband purchased the house on May 23, 2012. Since the Administrative Citation had been addressed to the previous owner and within days of the closing, staff administratively removed the assessments related to this citation (\$300 Administrative Citation penalty and \$566 in abatement costs).

Staff did not remove the \$226 cost for securing the property since the home was found unsecured on May 25, 2012. Although it was after the new buyers closed on the house, City had been monitoring the property as a vacant property prior to securing the garage and was unaware that the property had sold.

ACTION REQUESTED

In the Case 12-18V, it is requested that the Board of Adjustment and Appeals recommend the City Council affirm the \$226 special assessment in its entirety.

Attachments

Supporting Documents

July 1st, 2012

TO: The City of Coon Rapids

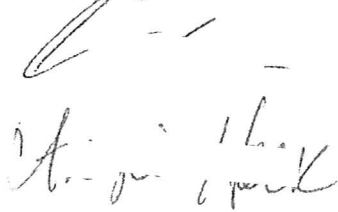
RE: Assessment for securing the property located at 3101 116th Ln NW, Coon Rapids

We, the recent owners of this property, were informed that the city of Coon Rapids had sent out a contractor to secure our residence on Friday May 25, 2012 at approximately 1:30pm.

My husband and I purchased this home and closed on Wednesday May 23rd, 2012. We were not occupying the residence on that date as we are renovating the property first. We feel there was no need for the property to be secured by a contractor. On the date in question, we had been in and out of the home off and on all day painting and doing other things. We aren't sure if maybe there was some confusion about the property not being sold yet etc.

We feel that we don't have to pay for this assessment due to the fact that we owned the property and we did not know that leaving the garage door ajar during the daytime was going to be a problem.

John & Angie Heck

Handwritten signatures of John and Angie Heck. The first signature is a stylized 'J' for John, and the second is a more cursive signature for Angie.

Received 7/2/2012

16-31-24-22-0084

Case # 12-18V

PROPERTY ADDRESS: 3101 116TH LN

PIN: 163124220084

Work Order #41759

02/14/2011 Vacant Monitor

OPEN

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
Inspection 1	2/14/11	2/14/11	MITLYNG, ADAM	foreclosure, posted water shut off, helpUsell 763-754-0123
Communicate w owner	2/15/11	2/14/11	DEGRANDE, KRISTIN	Jessica from Fred Larson's office 763- 3 called to say that we can go ahead and shut off the water.
Close curb stop		2/18/11	BAUTCH, JOSH	Closed curbstop. No access to meter.
INSPECTION FOLLOWUP		5/19/11	GAZELKA, MIKE	still vacant; gas on
VACANT MONITOR FEE	8/1/11	8/1/11	POSCH, MICHELLE	ISSUED 06/21/2011 \$600, 3 VISITS, COMPLIANCE 08/01/2011
INFORMATION	6/25/11	6/25/11	HINTZE, CINDY	VMF letter sent to Andrea Lowery was returned hv 11S Mail 6/25/11.
INSPECT	7/5/11	7/5/11	RICHTER, JIM	FAILED. Meter installed. Realtor: Fred 763- 3. Wiring in garage & laundry rm needs permit, elec. w/ permit to deem safe, bar sink drains w/ hose to floor & hose water supply - correct/remove, storm damage to garage roof - repair req. permit
COMMUNICATE W OWNER		9/15/11	DEGRANDE, KRISTIN	Melissa from Home Masters (property preservation co) 5 called to request that water be shut off at curb. I told her it should already be off but that we would go out to confirm. Bank wants to be sure it's off. Forwarded to public works.
CLOSE CURB STOP		9/15/11	ALLEN, JIM	Verified curbstop is off.
INSPECTION FOLLOWUP		10/4/11	GAZELKA, MIKE	vacant; gas on
INSPECT	4/18/12	4/18/12	COOK, STEVE	Passed. The meter is present and installed but the inspector could not turn the curb stop so water is not on yet. JESSICA @ 37.
OPEN CURB STOP		4/18/12	ALLEN, JIM	opened curbstop
COMMUNICATE W OWNER		5/25/12	HINTZE, CINDY	Angie 71 15 closed on property Tuesday. Received water shut off notice today. Told her I'd note our conversation and no worries about shut off.
SECURE PROPERTY ASSESSMENT		5/25/12	DRABCAZAK, LEYA	immediate secure due to access to dwelling.
COMMUNICATE W OWNER		6/1/12	DRABCAZAK, LEYA	TO FINANCE
COMMUNICATE W OWNER		6/20/12	DEGRANDE, KRISTIN	New owner Angie Heck 7 18 called w/ ?s about pending assessments. She closed 5/22/12. We abated items on 6/6 but letter had been addressed to previous owner, we secured on 5/25. Will remove abatement & citation but not the securing. Left vm.
COMMUNICATE W OWNER		6/21/12	DEGRANDE, KRISTIN	Owner Angie Heck 3 called back. Had wondered about who removed brush/etc from property. Was glad it was gone. I returned call on 6/25 & explained citation/abatement & that costs would be removed but securing still remained as an assessment
COMMUNICATE W OWNER		6/25/12	DEGRANDE, KRISTIN	Angie called back. Will e-mail HUD-1 over to process removal of citation and abatement costs. Would like more information about the secure - photos if possible.
COMMUNICATE W OWNER		6/26/12	DEGRANDE, KRISTIN	Called Angie back. Found pictures of secure. Garage door was open so we chained&locked the door along the track. Left vm with Angie with that info. Reminded her that she still needs to submit HUD-1 so that the other assess. can be removed.
INSPECTION FOLLOWUP		5/9/12	GAZELKA, MIKE	VAC
COMMUNICATE W OWNER		6/27/12	DEGRANDE, KRISTIN	HUD-1 submitted by Angie. I e-mailed Assessing to remove assessments (except the secure).
APPEAL - BOA	8/2/12	7/17/12	DEGRANDE, KRISTIN	Special Assessment Appeal received for August 2012 BAA Meeting.

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code Inspection Date Fine Inspected By Compliance Date & Instructions Citation Issued To

PROPERTY ADDRESS: 3101 116TH LN

PIN: 163124220084

Work Order #47945

05/09/2012 Weeds / Long Grass

CLOSED

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
CITATION ISSUED		5/9/12	GAZELKA, MIKE	Citation posted at property. Weeds & Grass 8"-13"+ tall.
INFORMATION SENT		5/9/12	HINTZE, CINDY	Courtesy letter sent.
INFORMATION		5/14/12	HINTZE, CINDY	Courtesy letter returned by US Mail as Unable to Forward.
CITATION REINSPECT	5/17/12	5/17/12	GAZELKA, MIKE	Grass has been cut.
COMPLIANCE		5/17/12	HINTZE, CINDY	

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
8-502 & 8-503 Noxious Weeds and Growing Grass.	5/9/12	300.00	GAZELKA, MIKE	5/16/12 Weeds & Grass 8"-13"+ tall.	

Files attached to this work order:

\\cr-fs2\applications\cityworksserverfiles\WorkOrder\47945\3101 116TH LN 05092012.pdf

Work Order #48289

05/29/2012 Yard And Lot Issues

CLOSED

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		5/25/12	INGVALSON, DREW	
CITATION ISSUED		5/29/12	INGVALSON, DREW	Brush, J/D in backyard
CITATION REINSPECT	6/6/12	6/6/12	INGVALSON, DREW	brush, J/D in backyard. no change.
ABATE		6/6/12	INGVALSON, DREW	remove brush and misc j/d
CITATION FEE APPLIED		6/13/12	INGVALSON, DREW	\$300
COMMUNICATE W OWNER		6/20/12	DEGRANDE, KRISTIN	New owner Angie Heck 718 called w/?s re: pending assessments. She closed on 5/22/12. We abated items on 6/6 but letter had been addressed to previous owner, we secured on 5/28. Will remove abatement & citation fees but not the securing Left vm.
COMMUNICATE W OWNER		7/9/12	DEGRANDE, KRISTIN	Owner Angie called back - realizes that window screens were taken during the abatement. She wants them back. I returned call, left a vm confirming screens were removed during abatement & disposed of. Could file an insurance claim.

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
08-109 Junk Cars and Building Materials.	5/25/12	300.00	INGVALSON, DREW	6/5/2012 Remove all brush, junk and debris from exterior storage.	ANDREA M LOWERY issued 5/29/2012 3101 116TH LN NW COON RAPIDS, MN 55433

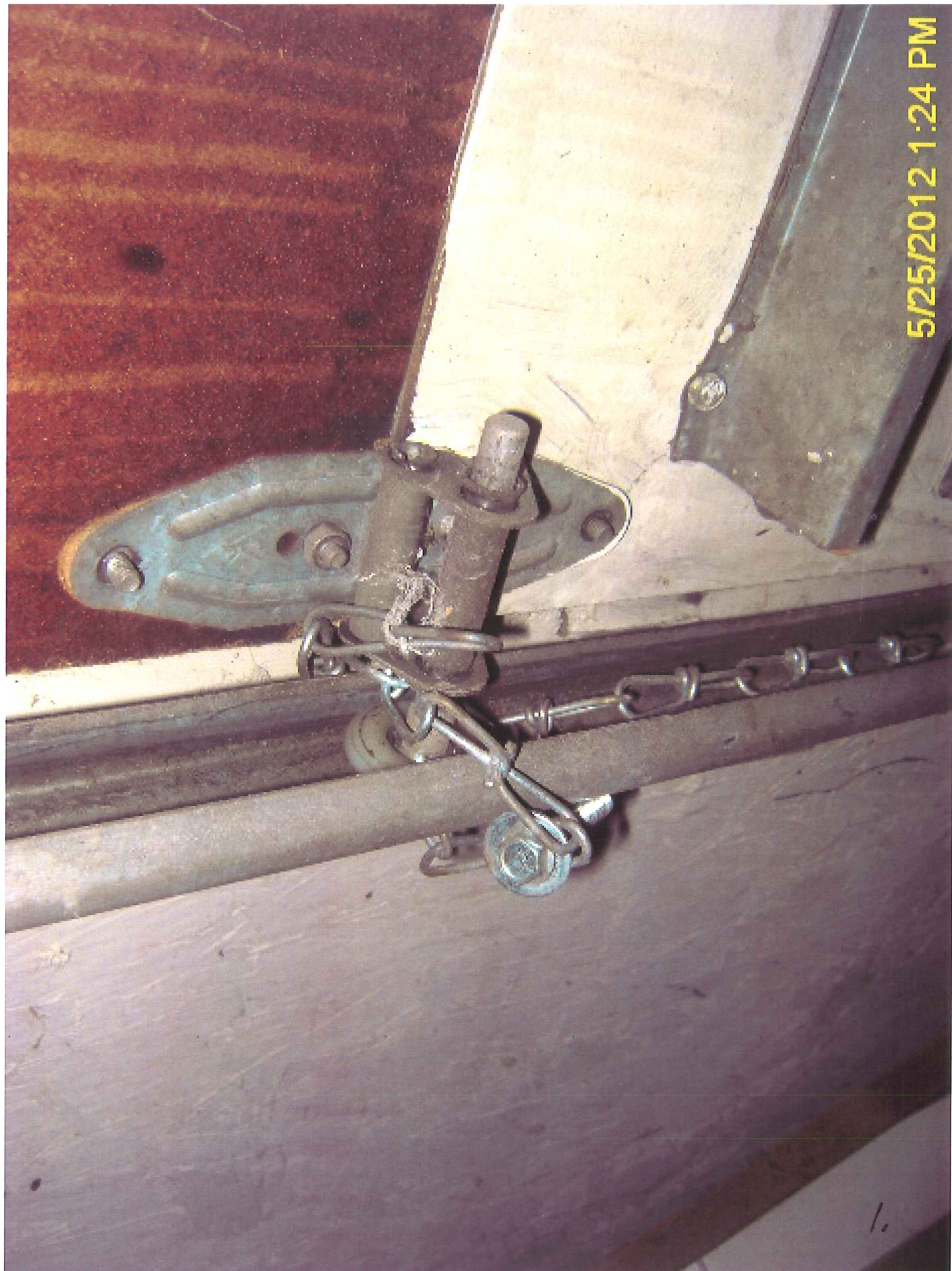
Files attached to this work order:

\\cr-fs2\applications\cityworksserverfiles\WorkOrder\48289\3101 116th Ln.pdf

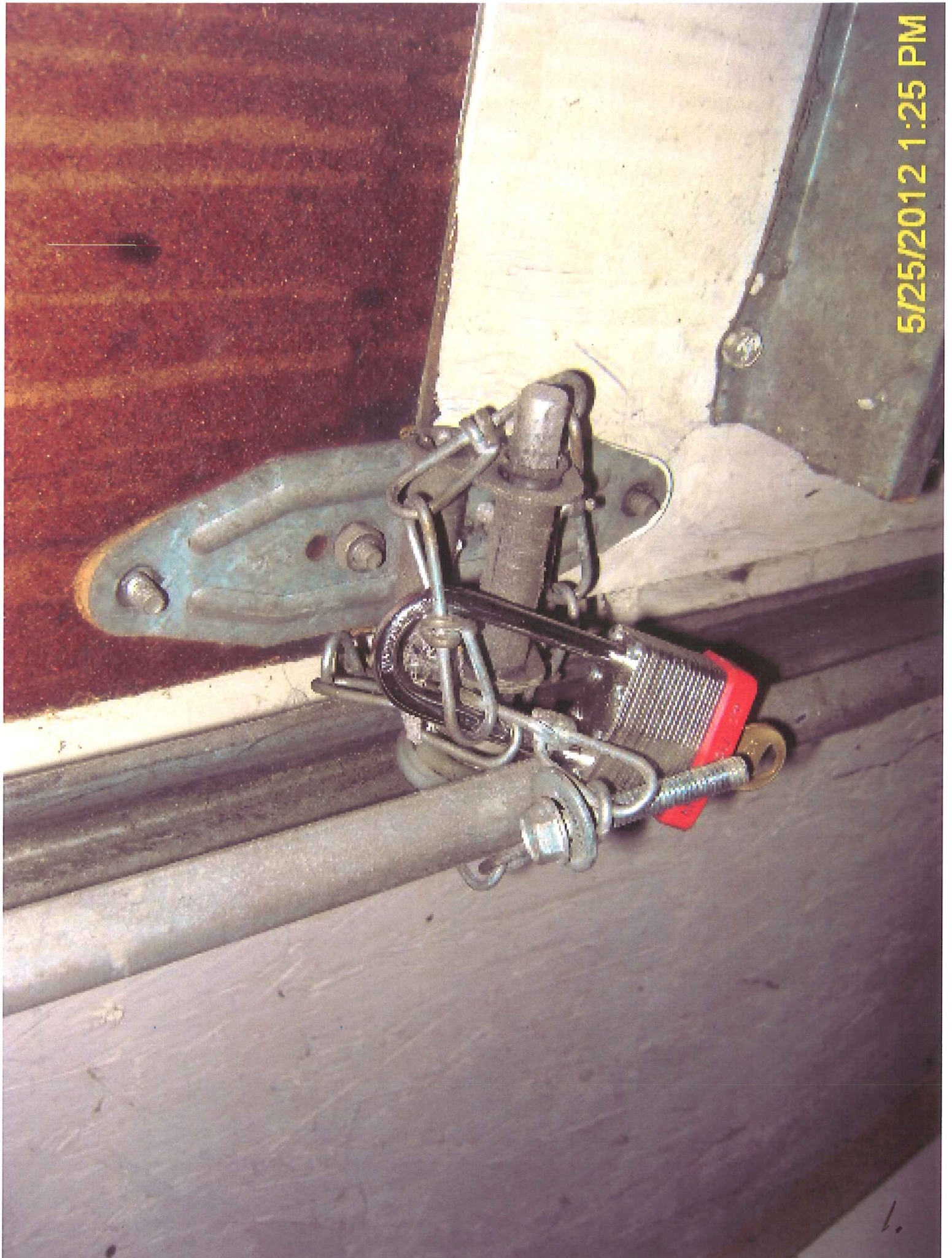




5/25/2012 1:24 PM



5/25/2012 1:25 PM



5/25/2012 1:27 PM



flos remodeling9781 monroe st ne
blaine, MN 55434Phone # 6127517117
Fax # 7637833504

fdmagadan@comcast.net

Invoice

Date	Invoice #
5/28/2012	753

Bill To
city coon rapids 11155 robinson dr coon rapids, mn 55433

P.O. No.	Terms	Project
58812		

Quantity	Description	Rate	Amount
	3101 116th lane. (trip fee)	50.00	50.00
	secured over head garage door	0.00	0.00
2	labor	55.00	110.00
leya		Total	\$160.00

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**COON
RAPIDS**
Minnesota

ADMINISTRATIVE CITATION

Citation #48289-20585

ANDREA M LOWERY issued 5/29/2012
3101 116TH LN NW
COON RAPIDS, MN 55433

*Sent to address
but w/ previous
owner's name*

Address: **3101 116TH LN**
COON RAPIDS, MN

PIN #: 163124220084

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 5/25/12 the following violation(s) of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
6/5/2012 Remove all brush, junk and debris from exterior storage.	08-109	Any item not intended for outdoor storage is not permitted to be stored outdoors. (Vehicle parts, fluids and accessories, building materials, upholstered furniture, brush, etc.)	\$300.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Drew Ingvalson
Code Enforcement
763-767-6533

1.

flor remodeling

9781 monroe st ne
blaine, MN 55434

Phone # 6127517117
Fax # 7637833504

fdmagadan@comcast.net

Invoice

Date	Invoice #
6/6/2012	768

Bill To
city coon rapids 11155 robinson dr coon rapids, mn 55433

P.O. No.	Terms	Project
58812		

Quantity	Description	Rate	Amount
	3101 116th ave. (trip fee)	50.00	50.00
	garbage fee	50.00	50.00
	two trailers load brush	70.00	70.00
6	labor	55.00	330.00
Adam		Total	\$500.00

1.



Board of Adjustment and Appeals - Regular Session

2.

Meeting Date: 08/02/2012

Subject: Special Assessment Objection, Counselor Realty for Federal National Mortgage Association, 11915 Wintergreen Street NW, 11-31-24-42-0011, Case 12-19V

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

Unpaid penalties and/or abatement costs associated with code enforcement action against the subject property in the amount of \$791 are proposed to be assessed against the property. The property owner's Realtor has filed an objection to the proposed assessment.

BACKGROUND & CONSIDERATIONS

The amount of \$791 is for an Administrative Citation penalty for the exterior storage of junk and debris (\$300) and the removal/abatement costs of these items (\$491).

A City inspector went out to the property on June 1, 2012, to investigate junk and debris (tires, a television, remodeling materials, shelving, garbage, scrap wood, window screen, fallen tree, and miscellaneous items on the deck) in the yard. An Administrative Citation was issued on June 4, 2012, with a compliance date of June 11, 2012. Some of the items were still there during the re-inspection on June 12, 2012, so they were removed/abated by the City's contractor later that day. Items abated include: scrap wood, dog house, bungie cords, and miscellaneous litter.

Realtor Shannon Melloy with Counselor Realty is appealing on behalf of the owner Federal National Mortgage Association.

ACTION REQUESTED

In Case 12-19V, it is requested that the Board of Adjustments and Appeals recommend the City Council affirm the \$791 special assessment in its entirety.

Attachments

Supporting Documents

Kristin DeGrande - RE: 11915 Wintergreen St NW

From: "Shannon Melloy" <smelloy@comcast.net>
To: "'Kristin DeGrande'" <KDeGrande@coonrapidsmn.gov>
Date: 7/3/2012 2:39 PM
Subject: RE: 11915 Wintergreen St NW

I understood the issue was the boards not the debris that is why I am appealing as I think we complied and that the charges assessed for a few remaining boards that were actually marking a garden site and a few extra fencing boards under shed are unreasonable. I really am *respectfully* requesting waive of these fees for same and appreciate your consideration of the request.

Please advise if I do need to attend city council meeting.

Thank you

Shannon Melloy
REO Results, LLC
COUNSELOR REALTY, INC
 Cell: 612-850-2570
 Fax: 877-815-2571
 smelloy@comcast.net

Received 7/3/2012
 11-31-24-42-0011
 Case # 12-19 ✓

From: Kristin DeGrande [mailto:KDeGrande@coonrapidsmn.gov]
Sent: Tuesday, July 03, 2012 2:32 PM
To: Shannon Melloy
Subject: RE: 11915 Wintergreen St NW

Shannon-

You may have misunderstood my e-mail earlier today - I did not claim that the city had cleaned up the tires, tv, and other misc items. I just wanted to mention that those items were considered in the initial citation. Those items were cleaned up by someone other than the city before the compliance date.

I apologize that there is not a date stamp on the lower right hand corner of the photos, but if you right click and then select "properties", you will find the date the photos were taken.

And yes, it does appear that the property was brought into compliance for the long grass issue - so the \$300 citation fee for that was not charged.

I will submit your e-mail as an appeal for the pending special assessments for this property.

Thanks,
 Kristin

>>> "Shannon Melloy" <smelloy@comcast.net> 7/3/2012 2:07 PM >>>

Yes please consider this written appeal. The occupant was still in process of moving out on 6/1 and there was no notice of abatement /citation for any items on 6/1/12. - the city did *NOT* clean up those items (tires/ TV/debris by garage as the occupant did as part of the cash for keys agreement- I inspected property 6/4 and verified all exterior debris removed and he had loaded into a u-haul.

file://C:\Documents and Settings\KDeGrande\Local Settings\Temp\XPgrpwise\4FF30434CoonRapi... 7/3/2012

2.

I addressed lawn care immediately and I did not see any scrap lumber on 6/7 when I checked lawn care nor did I see it on 6/9, 6/12. Your photos are not dated. I also have for vendor photos after lawn care and shows a neat square of white boards that were marking an old garden site. . Further if those or a few boards WERE removed by city on 6/12 –under the shed area inside a fenced backyard on private property not visible to anyone unless they were looking under the shed the fee of \$491 + \$300 admin is exorbitant for 6 boards! I feel this is unreasonable and that there was compliance .

If you need these photos in pdf or printed form please advise.

I was at the city code /building inspections counter in person 6/7/12 at 3PM with lawn care appeal for this property completed and provided to Leya Drabczak . She advised of the debris citation and I confirmed debris had been removed and then followed up with photos and email communication regarding the lawn care completion and withdraw of that appeal and that debris removal had been completed. (see below)

Since I took possession of this property on 6/4 I have made every effort to communicate with your dept and be sure property was in compliance with all city codes. Both you AND Adam were out of town on 6/7 when I was there to discuss. I think I go above and beyond any other foreclosure agent to be sure my vacant properties are in compliance with city code and that I am communicating timely with your dept.

I do appeal as agent on behalf of owner Fannie Mae and respectfully request that this citation and associated assessment charges be waived . Please consider this written request of same.
Please also advise if I need to still appear at the city council meeting as I will do so if necessary.

Thank you

Shannon Melloy
REO Results, LLC
COUNSELOR REALTY, INC
 Cell: 612-850-2570
 Fax; 877-815-2571
smelloy@comcast.net

From: Shannon Melloy [<mailto:smelloy@comcast.net>]
Sent: Wednesday, June 13, 2012 10:53 PM
To: 'Leya Drabczak'
Subject: RE: 11915 Wintergreen ST NW Coon rapids MN

AS WE WERE ABLE TO MEET THE COMPLIANCE DEADLINE DATES FOR LONG GRASS CITATION & DEBRIS CITATION 48417-20644 & PLEASE CANCEL APPEAL/EXTENSION REQUEST .

Thank you

Shannon Melloy
REO Results, LLC
COUNSELOR REALTY, INC
 Cell: 612-850-2570
 Fax; 877-815-2571
smelloy@comcast.net

Kristin DeGrande - Re: 11915 Wintergreen St NW

From: Kristin DeGrande
To: Adam Mitlyng; Shannon Melloy
Date: 7/3/2012 12:11 PM
Subject: Re: 11915 Wintergreen St NW
Attachments: Picture 070.jpg; Picture 071.jpg; Picture 072.jpg; DSC03412.JPG; DSC03413.JPG; DSC03415.JPG; DSC03421.JPG

Hello Shannon-

It appears that the city was out to do the original inspection on 6/1/12 and there were many items left outside including tires, building materials and other items. I have attached a couple of photos showing those items (the first 3 attached to this e-mail). When the re-inspection took place, several things had been cleaned up but not all items. I am also attaching the photos of the items (mostly scrap wood/building materials) that were abated/cleaned up on 6/12/12.

If you would like to proceed with appealing the special assessment, I can use your e-mail as the written appeal, unless you want to resubmit something more.

If you have any other questions, please let me know.

Thank you,
Kristin DeGrande
Neighborhood Coordinator
763-767-6517

>>> "Shannon Melloy" <smelloy@comcast.net> 7/2/2012 8:14 PM >>>

Please advise what this citation/ is for. I took possession of this property on 6/4/12 through cash for keys- there was no exterior debris at the time. We received a long grass violation and the grass was cut 6/7/12- after photos attached. Interior clean was completed 6/9/12 . There was no debris on evening of 6/12 when I took the after clean photos . This notice states debris was removed on 6/12/12. I have requested additional photos from the cleaning crew.

Please provide detailed account of said debris and photos of same. I dispute this citation.

Thank you

Shannon Melloy
REO Results, LLC
COUNSELOR REALTY, INC
Cell: 612-850-2570
Fax; 877-815-2571
smelloy@comcast.net



Property Report

Report Date: 7/24/2012

PROPERTY ADDRESS: 11915 WINTERGREEN ST

Work Order #48392 06/01/2012 Vacant Monitor PIN: 113124420111 OPEN

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
Inspection 1		6/1/12	MITLYNG, ADAM	foreclosure, posted water shut off
INFORMATION		6/4/12	HINTZE, CINDY	Waiver received from Shannon Melloy, Counselor Realty, property.
WAIVER RECEIVED		6/14/12	HINTZE, CINDY	Waiver approved for Shannon Melloy/Counselor and expires 12/4/12.
INSPECTION 1		6/22/12	DRABCAZAK, LEYA	report of dwelling unsecured, Id contact realtor stated it would be secured by 3:00 today
INSPECTION FOLLOWUP		6/25/12	DRABCAZAK, LEYA	secured.

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
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Files attached to this work order:

\\cr-fs2\applications\cityworksserverfiles\WorkOrder\48392\11915 WINTERGREEN ST WAIVER 060412.pdf

PROPERTY ADDRESS: 11915 WINTERGREEN ST

PIN: 113124420111

Work Order #48417

06/04/2012 Yard And Lot Issues

CLOSED

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		6/1/12	MITLYNG, ADAM	
CITATION ISSUED		6/4/12	MITLYNG, ADAM	junk and debris
CITATION REINSPECT	6/12/12	6/12/12	MITLYNG, ADAM	Some items gone, some remain
ABATE		6/12/12	MITLYNG, ADAM	removed junk and debris
CITATION FEE APPLIED		6/12/12	MITLYNG, ADAM	\$300
COMMUNICATE W OWNER		7/3/12	DEGRANDE, KRISTIN	Shannon Melloy/Counselor Realty called and e-mailed re: pending assessment of /d abatement. I responded via e-mail with photos of the items abated as requested. She might be appealing assessment.
APPEAL - BOA		7/17/12	DEGRANDE, KRISTIN	Special Assessment Appeal received for August 2012 BAA Meeting.

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
08-109	6/1/12	300.00	MITLYNG, ADAM	6-11-2012 remove building materials, tires, misc junk and debris from exterior storage	Seterus Inc Issue Date: 6-04-2012 14523 SW Millikan Way Beaverton, Oregon 97005

Files attached to this work order:

\\cr-fs2\applications\cityworksserverfiles\WorkOrder\48417\11915 wintergreen st.pdf

Work Order #48458

06/05/2012 Weeds / Long Grass

CLOSED

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
CITATION ISSUED		6/5/12	GAZELKA, MIKE	Citation posted at property. Back yard grass 16"-30"+ tall.
INFORMATION SENT		6/5/12	HINTZE, CINDY	Courtesy letter sent.
APPEAL SUBMITTED		6/7/12	HINTZE, CINDY	Shannon Mellow, Agent for Fannie Mae, submitted appeal requesting 5 day extension. No photos available of the long grass posting or measurement. Shannon sent email canceling extension request 6/13/12.
COMPLIANCE		6/13/12	DRABCZAK, LEYA	

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
8-502 & 8-503 Noxious Weeds and Growing Grass.	6/5/12	300.00	GAZELKA, MIKE	6/12/12 Back yard grass 16"-30"+ tall.	

Files attached to this work order:

 \\cr-fs2\applications\cityworksserverfiles\WorkOrder\48458\11915 WINTERGREEN ST 06052012.pdf
 \\cr-fs2\applications\cityworksserverfiles\WorkOrder\48458\11915 Wintergreen St Appeal 06072012.pdf
 \\cr-fs2\applications\cityworksserverfiles\WorkOrder\48458\11915 Wintergreen St cancel extension.pdf

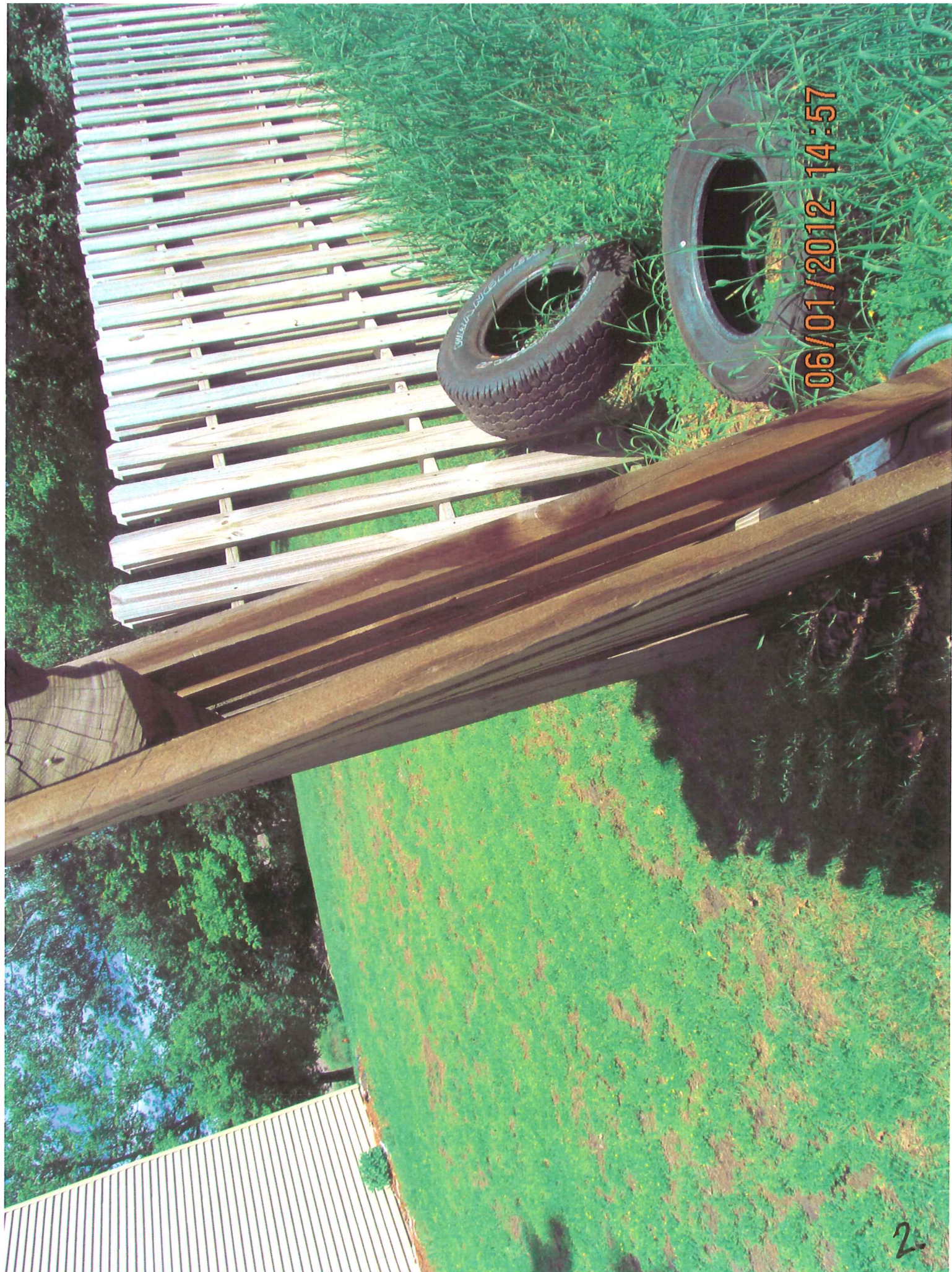


06/01/2012 14:57

2.



06/01/2012 14:57





06/01/2012 14:57



06/01/2012 14:57



06/01/2012 14:57

dos remodeling

9781 monroe st ne
blaine, MN 55434

Phone # 6127517117
Fax # 7637833504

fdmagadan@comcast.net

Invoice

Date	Invoice #
6/12/2012	774

<p>Bill To</p> <p>city coon rapids 11155 robinson dr coon rapids, mn 55433</p>
--

P.O. No.	Terms	Project
58812		

Quantity	Description	Rate	Amount
	11915 Wintergreen st. (trip fee)	50.00	50.00
	garbage fee	100.00	100.00
5.	labor	55.00	275.00
Adam		Total	\$425.00



6/12/2012 11:12 AM



6/12/2012 11:12 AM



6/12/2012 11:12 AM



6/12/2012 11:12 AM

2



6/12/2012 11:13 AM

2

6/12/2012 11:14 AM







6/12/2012 11:15 AM

2.



Board of Adjustment and Appeals - Regular Session

3.

Meeting Date: 08/02/2012

Subject: Special Assessment Objection, Greg and Gary Dehn of Premier McKay LLC, 3789 Coon Rapids Blvd, 17-31-24-21-0045, Case 12-20V

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

Unpaid penalties and/or abatement costs associated with code enforcement action against the subject property in the amount of \$600 are proposed to be assessed against the property. The property owner has filed an objection to the proposed assessment.

BACKGROUND & CONSIDERATIONS

The amount of \$600 is for two \$300 Administrative Citation penalties for long grass.

A City inspector went out to the property on May 14, 2012, and found the grass/weeds over 8" tall. The property was posted with an Administrative Citation and a copy was sent to the property owner at the mailing address registered with Anoka County. The compliance date was May 21, 2012, and the re-inspection took place on May 22, 2012, at which time the grass/weeds had not been cut so the property was sent for abatement and was mowed by a City crew on May 23, 2012. The first \$300 citation penalty was assessed. File notes show that the copy of the citation was returned to City Hall by US Mail as 'undeliverable/unable to forward' on May 18, 2012.

A City inspector went out to the property again on June 8, 2012, and found the grass/weeds over 8" tall. The property was posted with an Administrative Citation and a copy was sent to the property owner (again returned). The compliance date was June 15, 2012, and the re-inspection took place on June 18, 2012, at which time the grass/weeds had not been cut so the property was sent for abatement and was mowed by a City crew on June 19, 2012. The crew noted that the grass was between 8" – 14" tall at the time of abatement. The second \$300 citation penalty was assessed.

ACTION REQUESTED

In Case 12-20V, it is requested that the Board of Adjustment and Appeals recommend the City Council affirm the \$600 special assessment in its entirety.

Attachments

Supporting Documents

Received 7/9/2012
17-31-24-21-0045
3789 Coon Rapids Blvd
Case # 12-20V

Dear Board of Appeals,

Both my brother and myself apologize to the city for the mowing oversight at the property in question. Once I heard of the citation I immediately called my brother about the situation. I asked him if we had received any type of notice about the mowing and he said he hadn't heard a word or received anything in the mail. I then called the Code Enforcement Department about the reason for the assessments and why we hadn't been sent a notice. She then looked into it and asked about a current address and the address she had on file was a P.O. Box that we haven't had in years.

We also own a property at 2423 Coon Rapids Blvd that is always kept up quite nicely. We've always tried to be diligent about keeping anything we own looking good.

We have a purchase agreement on the cited property and hope to close by the end of August with a Medical Building replacing the current property. My brother and me would be very willing to pay one of the two fees associated with the citations. I assure you the property will get our fullest attention in the future. Thanks you for your time

Sincerely,

My brother and I
[Redacted Signature]

PROPERTY ADDRESS: 3789 COON RAPIDS BLVD

PIN: 173124210045

Work Order #48049

05/14/2012 Weeds / Long Grass

CLOSED

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
CITATION ISSUED		5/14/12	CAMERER, CALVIN	Citation posted at property. Grass & weeds over 8"+ tall. Commercial site - former McCay Lincoln.
INFORMATION SENT		5/14/12	HINTZE, CINDY	Courtesy letter sent.
CITATION REINSPECT	5/22/12	5/22/12	GAZELKA, MIKE	Grass not cut; abate.
INFORMATION		5/18/12	HINTZE, CINDY	Courtesy letter returned by US Mail as not deliverable as address/unable to forward.
ORDER ABATEMENT		5/22/12	HINTZE, CINDY	Emailed work order to Gregg Engle at Public Works to mow property.
CITATION FEE APPLIED		5/22/12	HINTZE, CINDY	\$300
ABATE		5/23/12	ENGLE, GREGG	Don & Chris cut and bagged grass.

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
8-502 & 8-503 Noxious Weeds and Growing Grass.	5/14/12	300.00	CAMERER, CALVIN	5/21/12 Grass & weeds over 8"+ tall.	

Files attached to this work order:

\\cr-fs2\applications\cityworksserverfiles\WorkOrder\48049\3789 COON RAPIDS BLVD 05142012.pdf

PROPERTY ADDRESS: 3789 COON RAPIDS BLVD

PIN: 173124210045

Work Order #48552

06/08/2012 Weeds / Long Grass

CLOSED

<u>Task Name</u>	<u>Scheduled Start</u>	<u>Actual Start</u>	<u>Assigned To</u>	<u>COMMENTS</u>
CITATION ISSUED		6/8/12	CAMERER, CALVIN	Citation posted at property. Weeds 8"+ tall. SECOND POSTING OF THE SEASON - MINIMUM \$150 APPLIES. Previously posted 5/14/12.
INFORMATION SENT		6/8/12	HINTZE, CINDY	Courtesy letter sent.
INFORMATION		6/11/12	HINTZE, CINDY	Courtesy letter returned by US Mail marked as no mail receptacle.
CITATION REINSPECT	6/18/12	6/18/12	CAMERER, CALVIN	WEEDS AROUND BLVD AND BUILDING OVER 8"
ORDER ABATEMENT		6/18/12	DRABCZAK, LEYA	Emailed work order to Gregg Engle at Public Works to mow property.
CITATION FEE APPLIED		6/18/12	DRABCZAK, LEYA	\$300
ABATE		6/19/12	ENGLE, GREGG	Chris & Don mowed & bagged grass 8-14" grass
COMMUNICATE W OWNER		6/28/12	DEGRANDE, KRISTIN	Property owner Greg Dean called regarding pending assessments. Claims he didn't know anything about them and that they don't use that PO Box anymore. Explained appeal process. Ok.

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

<u>City Code</u>	<u>Inspection Date</u>	<u>Fine</u>	<u>Inspected By</u>	<u>Compliance Date & Instructions</u>	<u>Citation Issued To</u>
8-502 & 8-503 Noxious Weeds and Growing Grass.	6/8/12	300.00	CAMERER, CALVIN	6/15/12 Weeds 8"+ tall.	

Files attached to this work order:

\\cr-fs2\applications\cityworksserverfiles\WorkOrder\48552\3789 COON RAPIDS BLVD 06082012.pdf

End of Report for 3789 COON RAPIDS BLVD



ADMINISTRATIVE CITATION Long Grass & Weeds

Property Posted **5-M-12**

To: Owner/Occupant **3789 COON RAPIDS BLVD**
Address:
Coon Rapids, MN

This is an Administrative Citation for long grass or weeds issued under Coon Rapids City Code Chapter 2-1100. An inspection was performed at your property, and it was determined that all or part of your property exceeded the height allowed through City Code. You are responsible to mow the front, back and side yards, including any boulevard areas. If you mow your grass before the Compliance Date listed below, the \$300 penalty will not be charged. If you appeal the citation before the Compliance Date listed, the penalty will be put on hold until the appeal is heard. If a second or subsequent Long Grass & Weeds Citation is issued within 180 days, even if you mow prior to the Compliance Date, a penalty of \$150 will be charged. If you don't mow your property, the full \$300 penalty will be charged.

On **5-M-12** at **8:45** **AM** PM, the following violations of Coon Rapids City Code was found:

Compliance Date	City Code	City Code Summary	Penalty
5-21-12	8-502 & 8-503 Noxious Weeds and Growing Grass	Weeds and grass over eight (8) inches are a nuisance and must be mowed.	\$300.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to the brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

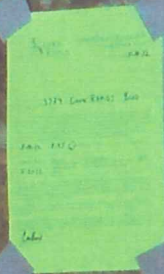
Please note that if your property is not brought into compliance by the Compliance Date listed above, the City will mow your property. If the city mows your property, the penalty will be charged to the property taxes in the form of a Special Assessment.

If you are age 60 or over and need assistance with maintaining your yard, ACCAP Chores & More is available. The program does minor home repairs, housekeeping and seasonal chores such as mowing. They are done at a nominal suggested donation with subsidy for those of need. Call Ann at 763-767-8521, Monday - Thursday to obtain help.

Calvin
Long Grass Inspector
763-951-7202

3789

ENTRANCE



3789

COON RAPIDS BLVD

14

12

10

8



May 14, 2012

LOCAL OIL CO OF ANOKA INC
PO BOX 517
ANOKA, MN 55303

Address: **3789 COON RAPIDS BLVD**
COON RAPIDS, MN 55433

Administrative Citation: **#48049**

PIN: 173124210045

Your property in Coon Rapids was recently posted with an Administrative Citation for long grass. In the City of Coon Rapids, grass and/or weeds cannot be taller than 8" in height. Anoka County Property Records identifies you as the taxpayer/property owner of 3789 COON RAPIDS BLVD, and for this reason, this letter is being sent to you to ensure you are aware of the long grass citation at your property. If your property is mowed by 05/21/2012, the \$300 penalty will not be charged.

For more information, please refer to the citation posted at your property or call 763-951-7202.

Long Grass Inspector
763-951-7202



DATE: 5-23-12

STAFF NAMES:

Don
Chris

ADDRESS: 3789 Coon Rapids Blvd

GRASS LENGTH: 18-22"

☐ MOWED UPON ARRIVAL

☐ COULD NOT MOW

END: 9:30

START: 8:00
WORK ORDER# 48049

PIN # _____









ADMINISTRATIVE CITATION

Long Grass & Weeds

Property Posted: 6-8-12

To: Owner/Occupant
Address:
Coon Rapids, MN

3789 Coon Rapids Blvd

This is an Administrative Citation for long grass or weeds issued under Coon Rapids City Code Chapter 2-1100. An inspection was performed at your property, and it was determined that all or part of your property exceeded the height allowed through City Code. You are responsible to mow the front, back and side yards, including any boulevard areas. If you mow your grass before the Compliance Date listed below, the \$300 penalty will not be charged. If you appeal the citation before the Compliance Date listed, the penalty will be put on hold until the appeal is heard. If a second or subsequent Long Grass & Weeds Citation is issued within 180 days, even if you mow prior to the Compliance Date, a penalty of \$150 will be charged. If you don't mow your property, the full \$300 penalty will be charged.

On 6-8-12 at 11:10 AM/PM, the following violations of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
<u>6-15-12</u>	8-502 & 8-503 Noxious Weeds and Growing Grass	Weeds and grass over eight (8) inches are a nuisance and must be mowed.	\$300.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to the brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City will mow your property. If the city mows your property, the penalty will be charged to the property taxes in the form of a Special Assessment.

If you are age 60 or over and need assistance with maintaining your yard, ACCAP Chores & More is available. The program does minor home repairs, housekeeping and seasonal chores such as mowing. They are done at a nominal suggested donation with subsidy for those of need. Call Ann at 763-767-6521, Monday - Thursday to obtain help.

Calvin
Long Grass Inspector
763-951-7202

3789

COON RAPIDS BLVD

14

12

10

8



June 08, 2012

LOCAL OIL CO OF ANOKA INC
PO BOX 517
ANOKA, MN 55303

Address: **3789 COON RAPIDS BLVD**
COON RAPIDS, MN 55433

Administrative Citation: **#48552**

PIN: 173124210045

Your property in Coon Rapids was recently posted with an Administrative Citation for long grass. In the City of Coon Rapids, grass and/or weeds cannot be taller than 8" in height. Anoka County Property Records identifies you as the taxpayer/property owner of 3789 COON RAPIDS BLVD, and for this reason, this letter is being sent to you to ensure you are aware of the long grass citation at your property. If your property is mowed by 06/15/2012, the \$300 penalty will not be charged.

For more information, please refer to the citation posted at your property or call 763-951-7202.

Long Grass Inspector
763-951-7202



DATE: 6-20-12

STAFF NAMES: Dan

Chris

ADDRESS: 3789 C.R. BLVD

GRASS LENGTH: 8-14"

☐ MOWED UPON ARRIVAL

6/19-12

☐ COULD NOT MOW

START: 12:10-9

END: 9:30 6-20

WORK ORDER# 48552

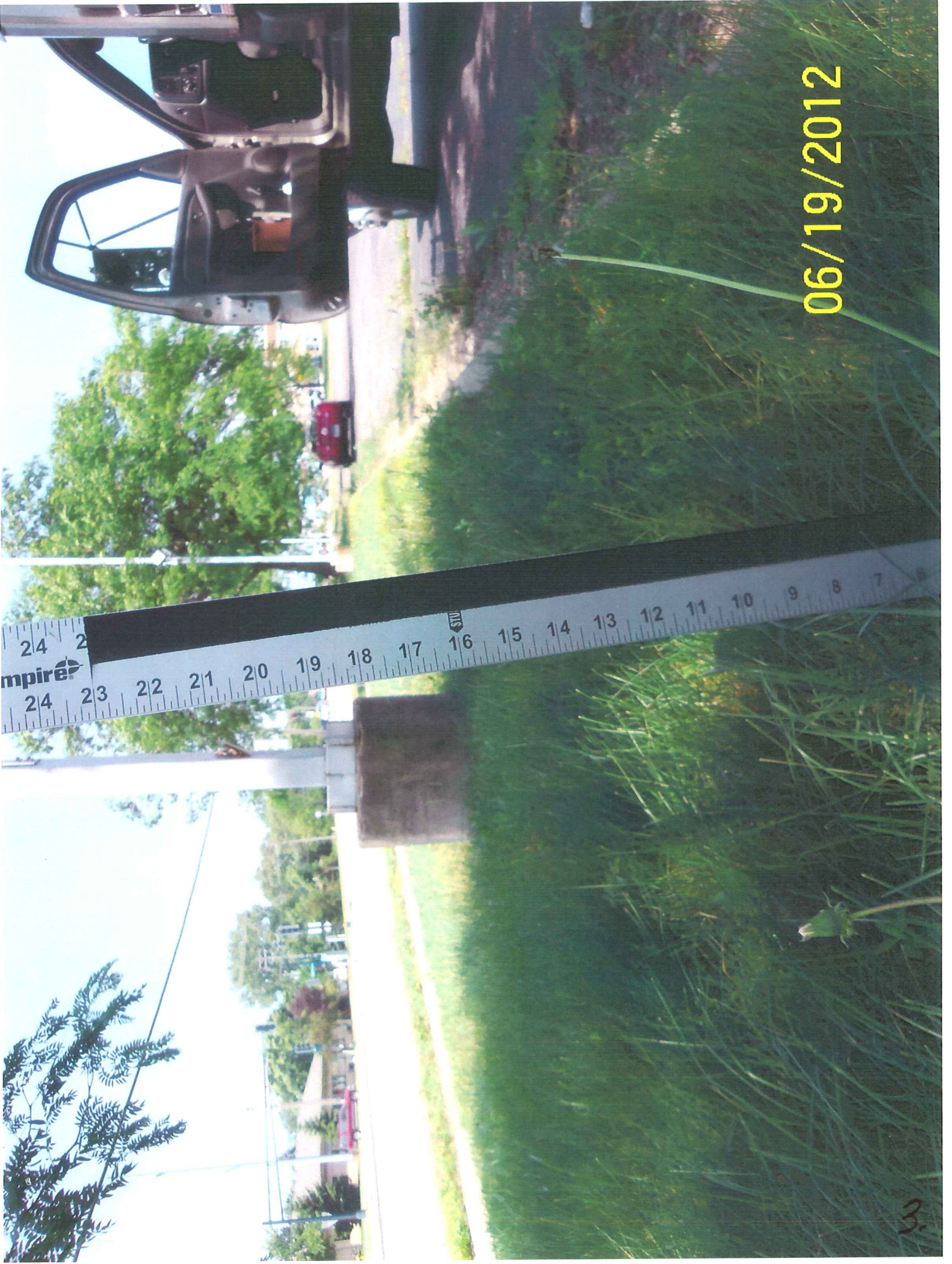
PIN # _____

06/20/2012



06/19/2012

06/19/2012



3.

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TER
specialists

76
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76
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393 506-5098

ENTRANCE

ALL
MAKES
AND
MODELS

06/20/2012



Board of Adjustment and Appeals - Regular Session

4.

Meeting Date: 08/02/2012

Subject: Special Assessment Objection, CitiMortgage Inc., 559 109th Avenue NW, 13-31-24-34-0063, Case 12-21V

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

Unpaid penalties and/or abatement costs associated with code enforcement action against the subject property in the amount of \$1,454.50 are proposed to be assessed against the property. The property owner has filed an objection to the proposed assessment.

BACKGROUND & CONSIDERATIONS

The amount of \$1,454.50 includes an Administrative Citation penalty for the exterior storage of junk and debris (\$300), the removal/abatement costs of these items (\$283.50), an Administrative Citation penalty for securing a vacant property (\$300), the costs to secure the property (\$271), and an Administrative Citation penalty for long grass (\$300).

A City inspector went out to the property on May 7, 2012, to investigate the exterior storage of junk and debris in the yard at which time they also noticed that the overhead garage door and two garage windows were unsecured. An Administrative Citation was issued on May 8, 2012, for the exterior storage with a compliance date of May 15, 2012. The items were still there upon re-inspection on May 18, 2012, so the items were abated by the City's contractor later that day. Items abated included: many bags of sand, topsoil, and mulch; carpeting remnants; household garbage; brush; and an inoperative gas grill.

On the same date as the initial inspection, an Administrative Citation was also issued for the unsecured garage. Since the garage was a detached garage, the City inspector did not immediately secure the structure but instead issued a Citation to the property owner giving the owner the opportunity to secure the garage. The overhead garage door was off its track and left partially open, the two garage windows were both without glass and partially covered with clear packing tape, and the service door was left open as well. The compliance date was set for May 15, 2012. Upon re-inspection on May 18, 2012, there had been no change so the City's contractor boarded the two windows, cut the cable on the overhead door and secured the overhead door from inside, and installed a lock on to the service door.

A City inspector went out to the property on May 10, 2012, to inspect the property for long grass. Grass/weeds were found to be 8" – 12" in height so an Administrative Citation was posted at the property and a copy sent to the property owner. The compliance date was set for May 17, 2012, and the re-inspection took place on May 18, 2012, at which time the grass/weeds had not been cut so the property was sent for abatement and was mowed by a City crew on May 23, 2012.

Neighbors had reported this property vacant on May 1, 2012, and all Administrative Citations were sent to the property owner of record on file at Anoka County at that time.

ACTION REQUESTED

In Case 12-21V, it is requested that the Board of Adjustment and Appeals recommend the City Council affirm the \$1,454.50 special assessment in its entirety.

Attachments

Supporting Documents

From: "Branson, Melissa C " <melissa.c.branson@citi.com>
To: "KDeGrande@coonrapidsmn.gov" <KDeGrande@coonrapidsmn.gov>
Date: 7/11/2012 7:12 AM
Subject: 559 109th Ave NW- Objections to Fine in the Amount of \$1,604.50
Attachments: 559 109th Ave NW.pdf

Kristin,

Below are the objections to the fine in the amount of \$1,604.50 for the city abatement on 5/19/2012.

*CitiMortgage was not notified prior to the city abatement of existing violations. No posting on the home or violation notices received prior to.

*The home was being reported as occupied a few days prior to the cleanup performed by the city (May 17th). Monthly inspections are completed by the CitiMortgage vendor, Safeguard Properties.

If the home was found to be vacant, Safeguard would have secured the home, completed a grass cut, and would have obtained the necessary bids to address any exterior debris/ health hazards.

Thank you,

Melissa Branson
CitiMortgage
Code Violations
Property Preservation Dept.
Direct: (636) 261- 7673
melissa.c.branson@citi.com

Received 7/11/2012
559-109th Ave.
13-31-24-34-0063
Case # 12-21V



Property Report

Report Date: 7/24/2012

PROPERTY ADDRESS: 559 109TH AVE

PIN: 133124340063

Work Order #47802

05/02/2012 Vacant Monitor

OPEN

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
INFORMATION		5/1/12	HINTZE, CINDY	Neighbor left message reporting this is a vacant property.
INSPECTION 1		5/7/12	MITLYNG, ADAM	cardboard over window and overhead garage door broken and unsecured on detached garage.
CITATION ISSUED		5/7/12	DRABCZAK, LEYA	unsecured detached garage
Inspection 1		5/7/12	MITLYNG, ADAM	foreclosure, gas off, posted water shut off
INFORMATION		5/9/12	HINTZE, CINDY	Requested Public Works to close the curbstop.
CLOSE CURB STOP		5/14/12	BARTHEL, ANTHONY	Located, dug up, raised, & marked curbstop. Curbstop is off. Locates are correct.
SECURE PROPERTY		5/18/12	DRABCZAK, LEYA	secure property (garage) - no response from citation
CITATION FEE APPLIED		5/22/12	DRABCZAK, LEYA	300.00 charged for unsecured vacant dwelling
ASSESSMENT		5/22/12	DRABCZAK, LEYA	fios invoice #747
COMMUNICATE W OWNER		7/3/12	DEGRANDE, KRISTIN	Melissa from City Mortgage 636-261-7673 called regarding pending special assessments. I returned call and left a vm with general overview of what the assessments were for.
APPEAL - BOA		7/17/12	DEGRANDE, KRISTIN	Special Assessment Appeal received for August 2012 BAA Meeting.

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To	ISSUE DATE
12-312 Securing and Monitoring of Premises and Buildings.	5/7/12	300.00	MITLYNG, ADAM	COMPLIANCE 5/15/2012 SECURE DETACHED GARAGE OVERHEAD DOOR AND BOARD OVER MISSING WINDOW TO SECURE.	JULIE A FELEPE 5/7/2012 559 109TH AVE NW COON RAPIDS, MN 55448	

Files attached to this work order:

\\cr-fs2\applications\cityworksserverfiles\WorkOrder\47802\559 109th ave 05192012.pdf

PROPERTY ADDRESS: 559 109TH AVE

PIN: 133124340063

Work Order #47904

05/08/2012 Yard And Lot Issues

CLOSED

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		5/7/12	MITLYNG, ADAM	
CITATION ISSUED		5/8/12	MITLYNG, ADAM	junk and debris
CITATION REINSPECT	5/16/12	5/18/12	MITLYNG, ADAM	no change
ABATE		5/18/12	MITLYNG, ADAM	removed junk and debris
CITATION FEE APPLIED		5/18/12	MITLYNG, ADAM	\$300
COMMUNICATE W OWNER	7/3/12	7/3/12	DEGRANDE, KRISTIN	Melissa from City Mortgage 636-2t 3 called regarding pending special assessments. I returned call and left a vm with general overview of what the assessments were for.
APPEAL - BOA		7/17/12	DEGRANDE, KRISTIN	Special Assessment Appeal received for August 2012 BAA Meeting.

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
08-109	5/7/12	300.00	MITLYNG, ADAM	5-15-2012 remove building materials, misc junk and debris from exterior storage	JULIE A FELEPE Issue Date: 5-08-2012 559 109TH AVE NW COON RAPIDS, MN 55448

Files attached to this work order:

\\cr-fs2\applications\cityworksserverfiles\WorkOrder\47904\559 109th ave.pdf

Work Order #48015

05/10/2012 Weeds / Long Grass

CLOSED

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
CITATION ISSUED		5/10/12	GAZELKA, MIKE	Citation posted at property. Weeds & grass 8"-12"+ tall.
INFORMATION SENT		5/10/12	HINTZE, CINDY	Courtesy letter sent.
CITATION REINSPECT	5/18/12	5/18/12	CAMERER, CALVIN	Grass not cut; abate.
ORDER ABATEMENT		5/18/12	HINTZE, CINDY	Emailled work order to Gregg Engle at Public Works to mow property.
CITATION FEE APPLIED		5/18/12	HINTZE, CINDY	\$300
ABATE		5/23/12	ENGLE, GREGG	Don & Chris mowed & bagged very thick grass.
COMMUNICATE W OWNER		7/3/12	DEGRANDE, KRISTIN	
APPEAL - BOA		7/17/12	DEGRANDE, KRISTIN	Special Assessment Appeal received for August 2012 BAA Meeting.

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
8-502 & 8-503 Noxious Weeds and Growing Grass.	5/10/12	300.00	GAZELKA, MIKE	5/17/12 Weeds & grass 8"-12"+ tall.	

Files attached to this work order:

\\cr-fs2\applications\cityworksserverfiles\WorkOrder\48015\559 109TH AVE 05102012.pdf



ADMINISTRATIVE CITATION

Citation #47904-20358

OPEN IMMEDIATELY

JULIE A FELEPE
559 109TH AVE NW
COON RAPIDS, MN 55448

Issue Date: 5-08-2012

Address: **559 109TH AVE**
COON RAPIDS, MN

PIN #: 133124340063

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 5/7/12 the following violation(s) of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
5-15-2012 remove building materials, misc junk and debris from exterior storage	08-109	Any item not intended for outdoor storage is not permitted to be stored outdoors. (Vehicle parts, fluids and accessories, building materials, upholstered furniture, brush, etc.)	\$300.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

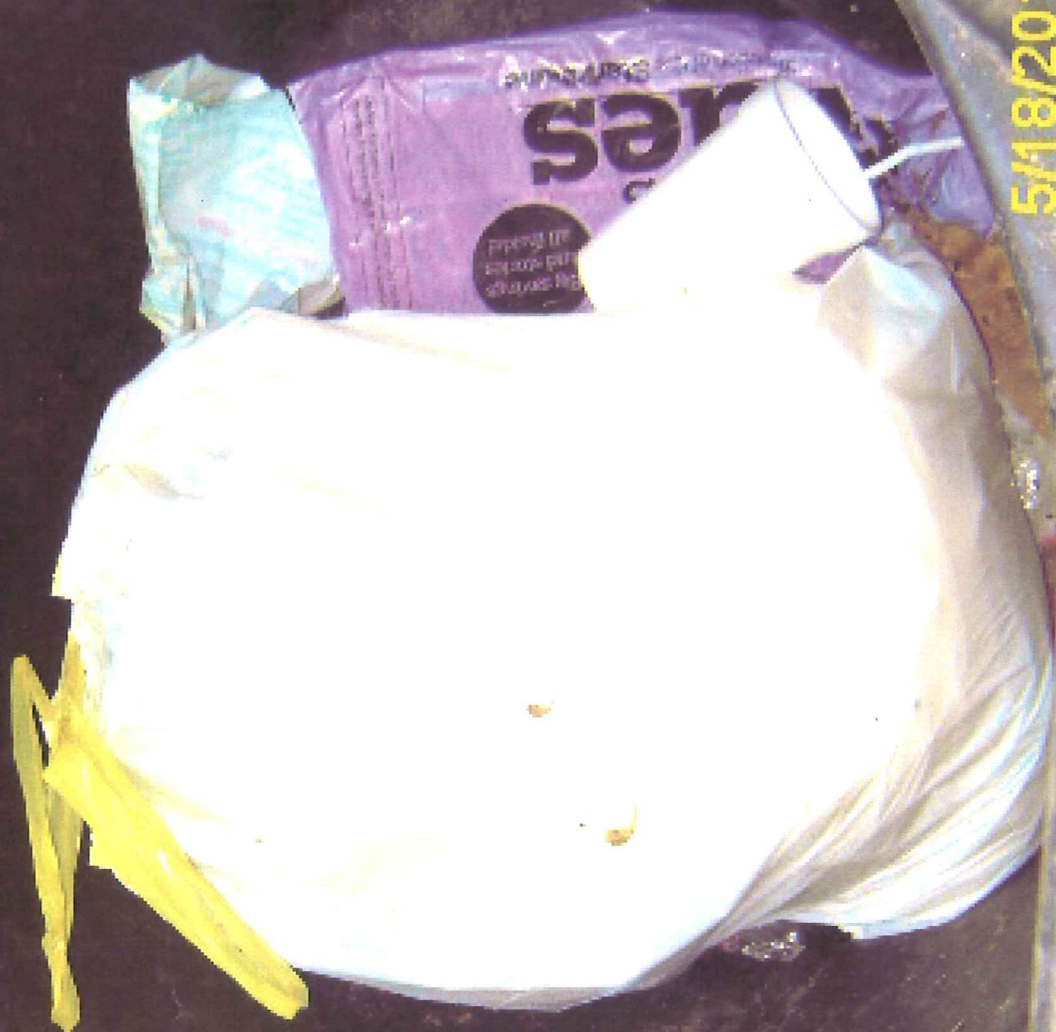
Adam Mitlyng
Code Enforcement
763-767-6470



5/18/2012 10:25 AM



5/18/2012 10:23 AM





5/18/2012 10:23 AM

5/18/2012 10:23 AM





5/18/2012 10:24 AM



5/18/2012 10:24 AM



fios remodeling

9781 monroe st ne
blaine, MN 55434

Phone # 6127517117
Fax # 7637833504

fdmagadan@comcast.net

Invoice

Date	Invoice #
5/19/2012	749

Bill To
city coon rapids 11155 robinson dr coon rapids, mn 55433

P.O. No.	Terms	Project
58812		

Quantity	Description	Rate	Amount
2.5	559 109th ave. (trip fee)	50.00	50.00
	garbage fee	30.00	30.00
	labor	55.00	137.50
Adam		Total	\$217.50

Date Received	MAY 21 2012
Quantity	0
Price & Ext	K. <input checked="" type="checkbox"/>
Approved	<input checked="" type="checkbox"/>
VO.	

Blanket P.O.



ADMINISTRATIVE CITATION

Citation #47802-20357

OPEN IMMEDIATELY

JULIE A FELEPE ISSUE DATE 5/7/2012
559 109TH AVE NW
COON RAPIDS, MN 55448

Address: **559 109TH AVE**
COON RAPIDS, MN

PIN #: 133124340063

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 5/7/12 the following violation(s) of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
COMPLIANCE 5/15/2012 SECURE DETACHED GARAGE OVERHEAD DOOR AND BOARD OVER MISSING WINDOW TO SECURE.	12-312	Vacant buildings must be secured and property maintained. Property remaining vacant 120 days or more may be assessed a monitoring fee.	\$300.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Leya Drabczak
Housing Inspector
763-767-6420



5/18/2012 10:22 AM

5/18/2012 10:23 AM



5/18/2012 10:27 AM





5/18/2012 10:24 AM



5/18/2012 11:02 AM



5/18/2012 11:02 AM

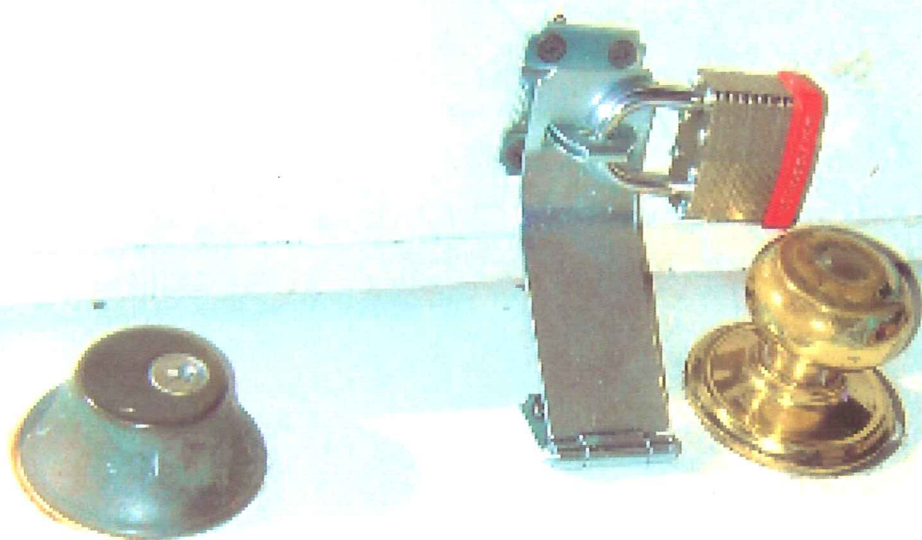


5/18/2012 11:03 AM



5/18/2012 11:10 AM

5/18/2012 11:09 AM



5/18/2012 11:01 AM

5/18/2012 11:01 AM



flos remodeling

9781 monroe st ne
blaine, MN 55434

Phone # 6127517117
Fax # 7637833504

fdmagadan@comcast.net

Invoice

Date	Invoice #
5/19/2012	747

Bill To
city coon rapids 11155 robinson dr coon rapids, mn 55433

P.O. No.	Terms	Project
58812		

Quantity	Description	Rate	Amount
	559 109th ave. (trip fee)	50.00	50.00
	board two windows 48"x23" secured O/H	15.00	15.00
	secured service door with lock and hasp	30.00	30.00
2	labor	55.00	110.00
leya		Total	\$205.00



May 10, 2012

FELEPE ANTHONY
559 109TH AVE NW
COON RAPIDS, MN 55448

Address: **559 109TH AVE**
COON RAPIDS, MN 55448

Administrative Citation: **#48015**

PIN: 133124340063

Your property in Coon Rapids was recently posted with an Administrative Citation for long grass. In the City of Coon Rapids, grass and/or weeds cannot be taller than 8" in height. Anoka County Property Records identifies you as the taxpayer/property owner of 559 109TH AVE, and for this reason, this letter is being sent to you to ensure you are aware of the long grass citation at your property. If your property is mowed by 05/17/2012, the \$300 penalty will not be charged.

For more information, please refer to the citation posted at your property or call 763-951-7202.

Long Grass Inspector
763-951-7202





ADMINISTRATIVE CITATION Long Grass & Weeds

Property Posted: _____

To: Owner/Occupant
Address:
Coon Rapids, MN

559 - 109th AVE.

This is an Administrative Citation for long grass or weeds issued under Coon Rapids City Code Chapter 2-1100. An inspection was performed at your property, and it was determined that all or part of your property exceeded the height allowed through City Code. You are responsible to mow the front, back and side yards, including any boulevard areas. If you mow your grass before the Compliance Date listed below, the \$300 penalty will not be charged. If you appeal the citation before the Compliance Date listed, the penalty will be put on hold until the appeal is heard. If a second or subsequent Long Grass & Weeds Citation is issued within 180 days, even if you mow prior to the Compliance Date, a penalty of \$150 will be charged. If you don't mow your property, the full \$300 penalty will be charged.

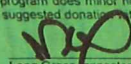
On 5-10-12 at 8:30 AM, the following violations of Coon Rapids City Code was found:

Compliance Date	City Code	City Code Summary	Penalty
5-17-12	8-502 & 8-503 Noxious Weeds and Growing Grass	Weeds and grass over eight (8) inches are a nuisance and must be mowed.	\$300.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to the brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City will mow your property. If the city mows your property, the penalty will be charged to the property taxes in the form of a Special Assessment.

If you are age 60 or over and need assistance with maintaining your yard, ACCAP Chores & More is available. The program does minor home repairs, housekeeping and seasonal chores such as mowing. They are done at a nominal suggested donation with subsidy for those in need. Call Ann at 763-767-6521, Monday - Thursday to obtain help.


Long Grass Inspector
763-951-7212

14

12

10

4



DATE: 5-23-12

STAFF NAMES:

Paul

Chris

ADDRESS: 559 109th Ave

GRASS LENGTH: 16"-18"

☒ MOWED UPON ARRIVAL

☐ COULD NOT MOW

START: 1:15

END: 2:15

WORK ORDER# 48015

PIN # _____









Board of Adjustment and Appeals - Regular Session

5.

Meeting Date: 08/02/2012

Subject: Special Assessment Objection, Jeffrey Worms, Undeveloped Residential Lots East of 10212 Mississippi Blvd, 21-31-24-44-0052, Case 12-22V

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

Unpaid penalties and/or abatement costs associated with code enforcement action against the subject property in the amount of \$300 are proposed to be assessed against the property. The property owner has filed an objection to the proposed assessment.

BACKGROUND & CONSIDERATIONS

The amount of \$300 is for an Administrative Citation penalty for parking off pavement.

A City inspector went out to the property on March 10, 2011, to investigate trailers being parked off pavement on undeveloped property located west of 10200 Mississippi Boulevard. The subject property consists of four individual vacant parcels that are under single ownership and control. The property owner has stated his intention to construct a single-family residence on the site. The inspector observed a camper and large work trailer parked off pavement on the site; there is no improved parking surface on the property. The inspector decided to pursue this matter later in the season after the snow cover had melted, which is a normal practice for parking off pavement cases.

The inspector revisited the property on April 12, 2011, and found no change, so an Administrative Citation was issued on April 19, 2011, with a compliance date of April 29, 2011. The property owner appealed the citation on April 22, 2011, requesting an extension of the compliance deadline. The property owner met with the City's hearing examiner on this same date and entered into an Agreement with the City that he would bring the property into compliance with City Code by June 1, 2011. The owner agreed to pay the administrative penalty by June 15, 2011, if compliance was not achieved. It was noted at the time of this meeting that a valid permit for construction on the property, if obtained, would allow the continued parking of the work trailer and other construction vehicles/equipment on the property throughout the construction period without further violation of City Code. (As of this writing, no building permit has been obtained.) The Agreement, a copy of which is attached, states that the petitioner must remedy the deficiencies (the violation) and pay any agreed fines within the time periods specified and that unpaid fines may be subject to penalty and collected or levied against the property. By entering into the Agreement, the petitioner waived his right to further appeal.

The property owner may object to this process, however, he has agreed to pay the \$300 Administrative Citation penalty, including by levy against the property and collection in the same manner as taxes.

ACTION REQUESTED

In Case 12-22V, it is requested that the Board of Adjustment and Appeals recommend the City Council affirm the \$300 special assessment in its entirety.

Supporting Documents

July 9, 2012

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761

Re: PIN # 21-31-24-44-0052

To whom it may concern:

The trailer(s) were at my property to help facilitate getting the area cleaned up. They provided an area to store tools, lawn mower, etc. There was a lot of work to do since my parents never did anything with the land since they bought it in the 1950's. They, at one time, also owned the two parcels of land on either side of my lots. The neighbors to the west bought in 1962 and to the east in 1990.

It is my opinion that the trailer was an issue with a neighbor, who never came by to see me and discuss their concerns. Most likely because before I bought the property from my parents, there were close to ten trailers of all shapes and sizes being stored on my property. I had to put signs on these trailers due to the fact I didn't know who they belonged to. I approached the neighbors on each side of me of my plans to start cleaning up the lots because I am going to be building a home. So I mentioned to them that it would be helpful if they could move their trailers out of the way and off my property and asked them to mention it to the other neighbors as well.

Presently, I have plans in to the city with a building permit and have had several meetings with city officials. I have been working on getting my home designed and lost track of time and a request for me to get the trailer off at a certain date. I was given a short extension to keep the trailer on site, but failed to secure a building permit before the time extension lapsed.

Again, this whole thing in my opinion stems from a neighbor who is irritated that they lost the free storage space that they enjoyed over the years. I'm not upset about it. I actually offered on several occasions to talk with the neighbor filing the complaint, but was told that it couldn't be arranged.

I'm petitioning this \$300.00 bill be waived on the grounds that I was acting in good faith securing the design and drawings for the home that is to be built. I've made a number of visits to the city code enforcement people to let them know of my plans and intentions. Hopefully you will see this matter with the same understanding that I have.

Sincerely,

ms
Jeffrey Worms

Received 7/11/2012

*Vacant lots east of 10212 Mississippi Blvd
Case # 12-221*



Property Report

Report Date: 7/24/2012

PROPERTY ADDRESS:

VACANT LOTS EAST OF 10212 MISSISSIPPI BLVD

Work Order #42323

04/12/2011 Yard And Lot Issues

PIN: 213124440052

CLOSED

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
Inspection 1		3/10/11	MITLYNG, ADAM	Initial Inspection, camper and large work trailer on property, will follow up when snow is gone
Inspection followup		4/12/11	MITLYNG, ADAM	both trailers still here appears to be set up as a campground
CITATION ISSUED		4/19/11	MITLYNG, ADAM	trailer storage on vacant property
CITATION REINSPECT	6/1/11	4/29/11	MITLYNG, ADAM	Original reinspection was to have been on 4/29/11. Extended per Hearing Agreement to 6/1/11.
APPEAL SUBMITTED HEARING		4/22/11	BENNETT, CHERYL	Requesting a time extension - working on the permitting process for building home.
		4/22/11	BENNETT, CHERYL	See attached agreement. Will get property into compliance by Jun 1, 2011 or pay \$300 by June 15, 2011.
CITATION FEE APPLIED		2/10/12	MITLYNG, ADAM	trailers still here, not compliant with agreement \$300 citation fee charged
INFORMATION SENT		2/10/12	MITLYNG, ADAM	letter sent for noncompliance of agreement he had signed and to inform him we are going to abate/remove the trailers from the property in seven days
COMMUNICATE W OWNER		2/13/12	MITLYNG, ADAM	Mr Worms came into office to talk about his property, he stated the camper trailer has been removed but would like to keep the work trailer there because construction should begin in about a month.
COMMUNICATE W OWNER		2/13/12	MITLYNG, ADAM	Mr Worms stated in December he had a sit down meeting with the building and planning depts to do a preliminary site plan review. He said the lots have been surveyed and corners were staked and gopher one has done locates at the property.
COMMUNICATE W OWNER		3/1/12	MITLYNG, ADAM	spoke with Mr Worms about progress and he said he should have his plan into the building dept within the next week or so for review
INFORMATION		4/16/12	HINTZE, CINDY	Site plans have been submitted, but building permit has not been issued yet. Garage size needs to be reduced and grading corrected.
INFORMATION		7/12/12	MITLYNG, ADAM	Closing the Code Enforcement file on this property. Plans have been submitted and owner is working with the Building Inspections department to get plans approved.
APPEAL - BOA		7/17/12	DEGRANDE, KRISTIN	Special Assessment Appeal received for August 2012 BAA Meeting. Mr. Worms entered into an agreement with the City and waived further rights to appeal.

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
11-1829(2)	4/12/11	300.00		4-29-2011 remove camper and work trailer from your undeveloped residential property	Jeffrey Worms
					Date: 4-19-2011
					Issue



City of Coon Rapids
Administrative Citation

Property Address:

Citation ID: WO42323- 18223

Inspected By: MITLYNG, ADAM

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. **If the concerns listed below are corrected OR an appeal has been submitted before the Compliance Date listed, the fine will not be imposed.**

On 4/12/2011 3:15:00 PM, the following violations of Coon Rapids City Code were found:

Compliance Date	City Code	City Code Summary	Fine Dollar Amount
4-29-2011 remove camper and work trailer from your undeveloped residential property	11-1829(2) Number of Vehicles.	It shall be illegal to park or store or permit to be parked or stored any vehicle on <input type="checkbox"/> undeveloped residential property. This provision shall not apply to vehicles used in conjunction with City approved projects. <input type="checkbox"/>	300.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly or an extension is needed. Please refer to the Administrative Citation brochure for more information and details on how to appeal this Citation. The full City Code can be found online at www.coonrapidsmn.gov/citycode or obtained at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if this property is not brought into compliance by the compliance date listed above, the City may enter your property and remove the items of concern at an additional cost which will be charged to the property.

This Administrative Citation was served upon:
Jeffrey Worms Issue Date: 4-19-2011

Adam Mitlyng
Code Enforcement
763/767-6470

1. How do I go about the permitting process.
2. How about neighbor to my west who stores his boat on my property.
 - what is the setback for there driveway from my property line?
3. It seemed to not bother the neighbors when 7 or 8 of them used to park their trailers on the property for many years. What has changed?

This document is designed to help you understand what an Administrative Citation is, to explain what to do next, provide contact information, and tell you how to appeal the Citation if you wish to do so.

What is the Administrative Citation (ADCAP) Program?

The Administrative Citation Program (ADCAP) was authorized by the Coon Rapids City Council to encourage property owners to address violations of City Code on their property. An Administrative Citation allows a resident to correct a violation without paying a fine or making a court appearance if corrected before the given timeline. ADCAP is not a criminal citation and you should not go to the court house to contest it. ADCAP is administered by the City of Coon Rapids Neighborhood Reinvestment Division.

How does it work?

- An inspection was made of your property in response to a concern from a Citizen, Councilmember or City Staff.
- If there are violations, the ADCAP goes into effect. If the violations listed on the Administrative Citation are corrected on or before the Compliance Date noted on the Citation, you will not have to pay the fine or fines listed on the Citation.
- A City Inspector will go out to your property to verify what corrections have been made on or shortly after the Compliance Date listed on the Citation.
- If you fail to correct the violations and do not appeal the Citation before the Compliance Date, you will be charged the fine listed on the Citation.
- The City may hire a contractor to remove the items listed on the Citation from your property and you will be charged the fine plus the cost of removal which will be assessed to your property taxes.

Why would I appeal?

- If you need more time beyond the Compliance Date to correct the violations, you may ask for an extension. To be granted an extension you would have to admit your property is in violation of City Code.
- If you disagree with the Inspectors findings and interpretation of the City Code, you may want to appeal the Citation or parts thereof.

There are several resources available for home improvement projects. Please contact CEE Financial Resources (Center for Energy and Environment) at 612-335-5891 for more information or visit www.mncee.org.

How do I Appeal?

Fill out the attached Notice of Appeal and submit it to the Neighborhood Reinvestment Division, located in City Hall on or before the Compliance Date on the Citation. Appeals that arrive *after* 4:30 p.m. of the Compliance Date will not be accepted and the fines will be charged. Once an appeal is received, fines and compliance will be suspended until the appeal is heard by a Hearing Examiner within approximately 10 days.

You have the right to appeal the Hearing Examiners decision to the Board of Adjustment and Appeals which is a City of Coon Rapids Board appointed by the City Council that meets monthly. If you choose to further appeal their decision, you should then file an appeal with the Minnesota State Court of Appeals.

What if I have another violation within a year?

If you receive additional violations within 12 months of a previous violation, City Code Section 12-317 requires an excessive consumption of service (excessive use) charge. An excessive use fee of \$150 would be charged to the property owner. Additionally, the fine for a second violation within 12 months would be set at \$600. These excessive use fees will be charged for any violation of City Code, including but not limited to: weeds, outdoor storage, parking off pavement, inoperable vehicles, and other violations.

Received

Coon Rapids

APR 22 2011

*****NOTICE OF APPEAL***** PLEASE PRINT

Fill out this form and submit to City Hall on or before your Compliance Date if you wish to appeal the citation.

Administrative Citation Number: W042323-18223

Property Address: EMPTY LOT

Your Name: JEFF WORMS

Your Relationship to the Property

☒ Owner

☐ Other (specify):

Mailing Address: 5974 ROYAL OAKS DR

SHOREVIEW, MN 55126

Telephone Number: 651-248-0867 CELL

Email: WORMSPRING@COMCAST.NET

I believe the Citation is in error because:

Time extension (Working
on the permitting process
for building my home)

Feel free to attach additional pages if you need more space.

I certify the above information is correct to the best of my knowledge.

Signature: Worms

For ADCAP Staff only:

Notice rec'd date: _____ initials

Appeal Doc sent date: _____

Re: PINs 21-31-24-44-0050 through -0053
Administrative Citation Number: WO42323-18223
Offense Date: 4/12/2001

AGREEMENT of the parties pursuant to 2-1106(1)
Dated: April 22, 2011


This is an agreement by and between the City of Coon Rapids ("City") and the below-named person(s) ("Petitioner"), pursuant to Coon Rapids City Code Section 2-1106(1), regarding the above-referenced Citation. Recitals:

1. Petitioner affirms he or she is a person with a property interest in the property involved. Petitioner further verified no other person or entity has a superior right in the property subject to this Citation.
2. The below-named Hearing Examiner is a valid designee of the City Manager to enter into this agreement.
3. Based on the agreement of the parties, the counts of the citation herein are conceded by Petitioner in their entirety.
4. Petitioner agrees to place the property in compliance with the Citation by June 1, 2011.
5. Petitioner agrees to pay an administrative fine of \$300.00 by June 15, 2011, if compliance as defined in Section 4. above is not achieved .

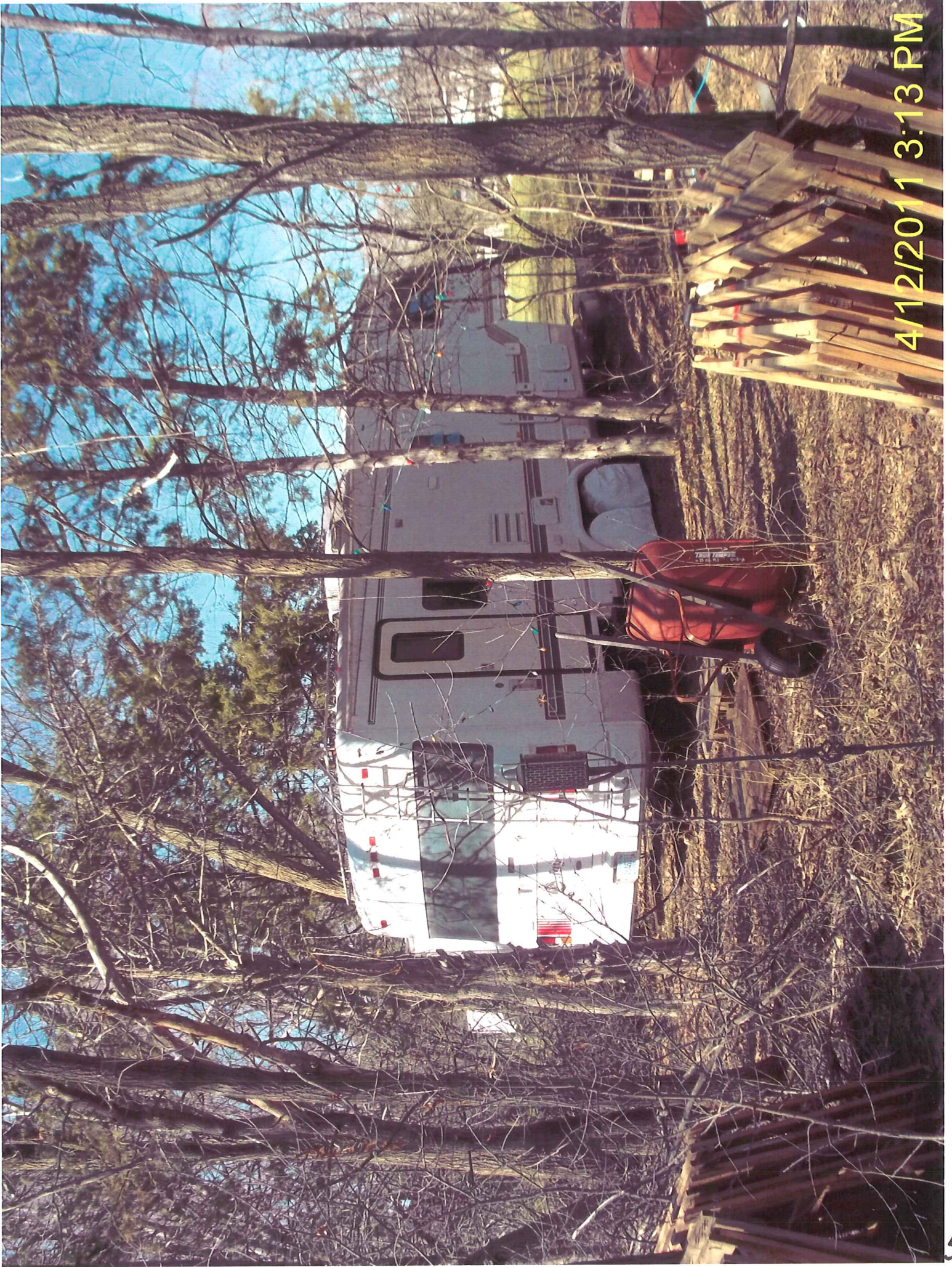
Notice to Petitioner: By signing this document, you waive your right to further appeal. You must remedy the above deficiency or deficiencies, and pay any agreed fines, within the time periods specified above. Unpaid fines, or un-corrected violations, are subject to the original Citation fine(s), plus costs of abatement, which amounts if not paid may be subject to penalty, and collected and/or levied against the property under Coon Rapids City Code Section 2-1107.



Hearing Examiner



Petitioner



4/12/2011 3:13 PM



4/12/2011 3:14 PM



4/12/2011 3:14 PM



4/12/2011 3:13 PM



Board of Adjustment and Appeals - Regular Session

6.

Meeting Date: 08/02/2012

Subject: Special Assessment Objection, James Verdich, 2028 105th Avenue NW, 22-31-24-31-0113, Case 12-23V

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

An unpaid penalty associated with rental licensing enforcement action against the subject property in the amount of \$500 has been proposed to be assessed against the property. The property owner has filed an objection to the proposed assessment.

BACKGROUND & CONSIDERATIONS

The amount of \$500 is for a Rental Violation Citation penalty.

A City housing inspector first sent a letter to the property owner in October 2011 letting him know that he is allowed to have up to two roommates or roomers living in the house with him, and that any more than two would require a rental dwelling license. The property owner stated that he had only two roommates and that one was moving out.

On January 12, 2012, the Coon Rapids Police Department began working on a "zero tolerance" file for this property due to the numerous disturbances and police calls.

On January 18, 2012, an Administrative Citation was issued to the property owner after a police report documented three roommates living at the property. The compliance date was set at February 15, 2012, to give notice to and have someone move out. On January 23, 2012, the property owner called the housing inspector to say that someone was moving out and that he had only one remaining roommate. The inspector told him that if that was the case, the Administrative Citation would not be charged at that time but that it would be applied immediately if any new police reports came in proving otherwise.

On March 19, 2012, another police report came in documenting three roommates living at this property. This police report triggered the charging/assessing of the citation penalty. City staff consulted with the Legal Department and understood they were instructed to use the Rental Violation Citation penalties instead of the Administrative Citation penalties because this property is under a police "zero tolerance" status and given the nature of the violation. The initial citation penalty under the Administrative Citation process is \$300; under the Licensing of Rental Dwelling regulations initial penalties for violations relating to the license can be as high as \$500. A penalty amount of \$500 was assessed to the property. Upon further review from staff, it has been decided that the City should in fact charge only the \$300 Administrative Citation penalty that has been sent to the property owner and not a \$500 penalty for a Rental Violation Citation (which was not issued).

On March 19th, a second Rental Violation Citation was issued with a compliance date of April 23, 2012. Police Department reported three roommates still living in the property as of March 28, 2012. The property owner left a handful of messages for City staff and several attempts were made unsuccessfully by City staff to return those calls throughout March and April. The busy spring season began and the re-inspection was delayed.

On July 12, 2012, another Police report came in documenting too many roomers living at the property and the

second Rental Violation Citation penalty was assessed to the property on July 16, 2012. This Citation is not part of the current appeal since it was assessed after the cut off date for this special assessment roll. City staff continues to work with the property owner to bring this property into compliance.

ACTION REQUESTED

In Case 12-23V, it is requested that the Board of Adjustment and Appeals recommend the City Council reduce the special assessment of \$500 down to \$300.

Attachments

Supporting Documents

Dear Sir,

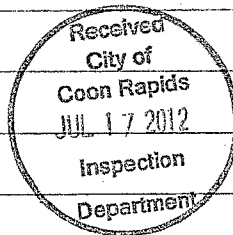
Mike was
asked to leave and
was living with his
girl friends mom.

He was spending
the weekend here

I was not living
with him.

Yours Sincerely

J. J. Daniel
763-7-1111



3:40pm.

22-31-24-31-0113

2028-105th Ave. NW

Case # 12-23 ✓

PROPERTY ADDRESS:
2028 105TH AVE
Rental Complaint

PIN: 223124310113

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
INFORMATION SENT		10/12/11	POSCH, MICHELLE	COMPLT REGARDING NUMBER OF ROOMERS IN AN OWNER OCCUPIED DWELLING. LETTER SENT. NO COMPLIANCE DATE. NO VERIFICATION OF NUMBER OF ROOMERS. COMPLT SAID 4-6. WILL CHECK BACK IN 30 DAYS.
FOLLOW-UP INSPECTION COMPLAINT	11/14/11	10/12/11	POSCH, MICHELLE POSCH, MICHELLE	FOLLOWUP ON NUMBR OF ROOMERS. COMPLT FROM AT THE TIME HE HAS 1 GUY AND A FAMILY OF 3, AND 1 HE OWNER. LETTER SENT REGARDING CODE AND ROOMERS. SEE ATTACHED.
COMPLAINT		11/1/11	POSCH, MICHELLE	SPOKE TO JAMES VERDICK. HE SAID HE HAS ONLY TWO ROOMMATES AND ONE IS MOVING OUT. SAID THREATENED HIS ROOMMATE (POLICE REPORT FILED) BECAUSE SOMEONE LEFT SOMETHING IN HIS DRIVEWAY.
COMPLAINT		1/12/12	POSCH, MICHELLE	SUGGESTED THEY GO TO MEDIATION SERVICES. POLICE REPORT FROM OFFICER TONINATO REPORTING 3 ROOMATES DOCUMENTED LIVING AT THE PROPERTY. A ZERO TOLERANCE IS BEING PUT ON THE PROPERTY DUE TO NUMEROUS DRUNKEN FIGHTS.
CITATION ISSUED		1/18/12	POSCH, MICHELLE	\$300 TOO MANY ROOMERS - COMPLIANCE 2/15/12
COMMUNICATE W OWNER		1/23/12	POSCH, MICHELLE	SPOKE TO JAMES VERDICH AND SAYS HE GAVE NOTICE. AND ONLY HAS ONE ROOMMATE. TOLD HIM IF THERE ARE ANY OTHER POLICE REPORTS, CITATION FEE WILL BE APPLIED IMMEDIATELY. \$300 CITATION NOT CHARGED AT THIS TIME.
POLICE CONTACT	10/12/11	3/19/12	POSCH, MICHELLE	ANOTHER POLICE REPORT STATING THAT THERE ARE THREE ROOMMATES AT THIS PROPERTY. SEE ATTACHED
INFORMATION		3/19/12	POSCH, MICHELLE	CONSULTED WITH STONEY/LEGAL DEPT. NOW THAT PROPERTY HAS "ZERO TOLERANCE" STATUS & OWNER IS AWARE THIS POLICE CALL WILL TRIGGER A FINE. RENTAL VIOLATION FINES WILL BE USED INSTEAD OF ADMIN CIT FINES. \$500 PENALTY.
CITATION FEE APPLIED		3/19/12	POSCH, MICHELLE	\$500 ADMIN FINE CHARGED FOR HAVING 3 TENANTS IN AN OWNER OCCUPIED PROPERTY.
RENTAL VIOLATION		3/19/12	POSCH, MICHELLE	\$1000 TOO MANY ROOMERS - COMPLIANCE DATE 4/23/12
POLICE CONTACT	4/23/12	3/28/12	TONINATO, DESIREE	3 room mates documented at property. Also, a total of 33 police contacts since 1-18-11 and 9 since 1-12-12 - 3-20-12. Info to Posch. Zero tolerance letter sent today.
COMMUNICATE W OWNER		3/27/12	POSCH, MICHELLE	JAMES VERDICH CALLED, LEFT NO PHONE NUMBER, SAID HE'D CALL BACK
COMMUNICATE W OWNER		3/29/12	POSCH, MICHELLE	JAMES CALLED 12:14PM, RETURNED CALL 3:34PM, NO ANSWER, LEFT MSG.
COMMUNICATE W OWNER	4/12/12	4/12/12	POSCH, MICHELLE	OWNER CALLED TO TALK ABOUT CITATION TOLD ME TO CALL BACK AFTER 1:30PM. CALLED AT 2:30PM NO ANSWER LEFT MSG.
COMPLAINT		7/12/12	POSCH, MICHELLE	CMPLT FROM OFFICER TONINATO REGARDING POLICE RPT OF TOO MANY ROOMERS AT PROPERTY.
INFORMATION		7/12/12	POSCH, MICHELLE	SPOKE TO DAVE BRODIE REGARDING THE NEXT FINE FOR RENTAL VIOLATION OF TOO MANY ROOMERS. HE APPROVED A \$1000 FINE. VERIFIED WITH DES THAT THERE ARE 3 ROOMERS.
ASSESSMENT		7/16/12	POSCH, MICHELLE	ASSESS \$1000 FINE FROM 3/19/2012
RENTAL VIOLATION	8/15/12	7/16/12	POSCH, MICHELLE	\$2000 TOO MANY ROOMERS - COMPLIANCE DATE 8/15/12 TO BE IN COMPLIANCE WITH 2 ROOMERS.
COMMUNICATE W OWNER		7/16/12	DEGRANDE, KRISTIN	Owner James Verdich called regarding pending assessment, wants to appeal. I returned call and left a vm stating that he must appeal in writing by 7 p.m. on 7/17/12 to be considered.

PROPERTY ADDRESS: 2028 105TH AVE

PIN: 223124310113

APPEAL - BOA

COMMUNICATE W OWNER

7/17/12 DEGRANDE, KRISTIN
7/25/12 DRABCAZAK, LEYA

Special Assessment Appeal received for August 2012 BAA Meeting.

owner left message with kd regarding homeless shelters. Id returned call to leave message but a woman kept answering the phone and told Id to call back at 630 she would not take a message.

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
11-603 Roomers.	1/12/12	300.00	POSCH, MICHELLE	COMPLIANCE 02/15/2012 - GIVE NOTICE TO AND REMOVE ALL OCCUPANTS OVER THE PERMITTED TWO ROOMERS.	JAMES FREDERICK VERDICH ISSUED: 01/12/2012 2028 105TH AVE NW COON RAPIDS, MN 55433

Files attached to this work order:

\\cr-fs2\applications\cityworksserverfiles\WorkOrder\45685\20120716093730246.pdf
\\cr-fs2\applications\cityworksserverfiles\WorkOrder\45685\20120112114427805.pdf
\\cr-fs2\applications\cityworksserverfiles\WorkOrder\45685\20120112125840119.pdf
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End of Report for 2028 105TH AVE



October 12, 2011

JAMES F VERDICH
2028 105TH AVENUE NW
COON RAPIDS, MN 55433

Re: 2028 105TH AVE

The City of Coon Rapids has received a concern regarding the number of roomers at the above property. Enclosed you will find some helpful information on tenant/landlord responsibilities and City code regarding roomers.

- Coon Rapids residents are permitted two (2) roomers in a owner occupied property. A "roomer" is any individual that is renting a room or group of rooms forming a single unit used or intended to be used for living and sleeping, but not for cooking and eating purposes.[City Code Section 11-603(9) & 12-304(33)] A roommate must have complete use of the house other than bedrooms.
- A basement must have a second egress/access (properly installed egress windows or a door) in a sleeping room. [City Code Section 12-306(14)]

If these requirements are not being met please bring the property into compliance with City Code. A \$300 citation can be issued if the property is not brought into compliance.

If you have questions, please contact me and I will be happy to assist you.

Michelle Posch
Housing Inspector
City of Coon Rapids
ph: 763-767-6575
fx: 763-767-6573
posch@ci.coon-rapids.mn.us

11155 Robinson Drive
Coon Rapids MN 55433
Tel 763-755-2880
Fax 763-767-6491
www.coonrapidsmn.gov



COON
RAPIDS
Minnesota

COON RAPIDS CITY CODE

12-311(1) License Required. No person shall operate a rental dwelling or rental dwelling unit without first having obtained a license to do so from the City. *(Does Not apply.)*

11-603(9) Roomers. Renting of rooms for not more than two (2) roomers per dwelling unit.

12-304(33) Rooming Unit. Any room or group of rooms forming a single unit used or intended to be used for living and sleeping, but not for cooking and eating purposes.

12-306(14) Bedrooms. All habitable rooms used for sleeping must be provided with an emergency escape/rescue window which must meet the following requirements:

- (a) the window must have a net clear area of 5.7 square feet,
- (b) the minimum opening dimensions must be 20 inches horizontally and 24 inches vertically, and
- (c) the sill must be not more than 44 inches above the floor.



Welcome to the Web site of

Anoka County

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Home

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Home -> Property Search -> Property Search Result -> Property Summary

[Printable Version](#)

Property Details

Parcel History	Linked Parcels	Special Assessments	Truth In Taxation	Documents	Sales History
Summary	Parties	Values	Taxes	Events	Receipts

Property ID	22-31-24-31-0113	Situs Address	2028 105TH AVE NW, COON RAPIDS, MN 55433-0000
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Parties

Role	Percent	Name	Address	Since	To
Owner	100.00	VERDICH JAMES F	2028 105TH AVE NW, COON RAPIDS, MN 55433-0000 UNITED STATES	09/18/1995	Current
Taxpayer	100.00	VERDICH JAMES F	2028 105TH AVE NW, COON RAPIDS, MN 55433-0000 UNITED STATES	09/18/1995	Current

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Version 1.0.4043 14061

Couple
 of owner
 occupied. 6 people
 renting. Renters
 causing problems in the
 past.
 1 guy + family of 3
 2 moved out

Rental/owner
 occupied
 6 roomers

Mark Vincent
 703-...
 lives 2032 109th Ave



Welcome to the Web site of

Anoka County
Minnesota[Home](#)[Help](#)[Logoff](#)[Home](#) -> [Property Search](#) -> [Property Search Result](#) -> [Property Summary](#)[Printable Version](#)

Property Details

Parcel History	Linked Parcels	Special Assessments	Truth In Taxation	Documents	Sales History
Summary	Parties	Values	Taxes	Events	Receipts

General Information

Property ID	22-31-24-31-0113
Tax Year	2011
Situs Address	2028 105TH AVE NW , COON RAPIDS, MN 55433-0000
Property Description	RIVERVIEW TOWNHOUSES FIRST ADDITION LOT 4 BLK 6 RIVERVIEW TOWNHOUSES FIRST ADDITION
Linked Property Group Position	
Status	Active
Abstract/Torrens	Abstract

Property Classification

Tax Year	Classification
2012	1A-Residential Homestead
2011	1A-Residential Homestead

Property Characteristics

Year Built	1971
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* Lot Size: Approximate lot size in feet, clockwise beginning with the direction the lot faces

Tax District Information

City Name	COON RAPIDS
School District Number and Name	ANOKA-HENNEPIN SCHOOL DISTRICT #11

[Printable Version](#)

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Version 1.0.4043.14061



ADMINISTRATIVE CITATION

Citation #45685-20109

JAMES FREDERICK VERDICH
2028 105TH AVE NW
COON RAPIDS, MN 55433

ISSUED: 01/12/2012

Address: **2028 105TH AVE**
COON RAPIDS, MN

PIN #: 223124310113

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 1/12/12 the following violation(s) of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
COMPLIANCE 02/15/2012 - GIVE NOTICE TO AND REMOVE ALL OCCUPANTS OVER THE PERMITTED TWO ROOMERS.	11-603	Owner occupied properties are permitted to rent to not more than 2 roomers.	\$300.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Michelle Posch
Housing Inspector
763-767-6575



3/19/12

Rental Violation and Administrative Fine

JAMES F VERDICH
2028 105TH AVE NW
COON RAPIDS, MN 55433

Address: **2028 105TH AVE**
COON RAPIDS, MN 55433
PIN #: 223124310113

A previously sent Rental Violation and Administrative Fine for \$500 has been charged to the above-listed property taxes.

This property is still in violation. An additional fine of \$1000 will be charged if the property is not in compliance with City Code by the Compliance Date listed below.

This Notice of Violation and Administrative Fine is issued under Coon Rapids City Code Chapter 11-603(9). The City has determined that the above-listed property is being operated as an owner occupied dwelling with more than 2 roomers which is in violation of City Code. Attached is a copy of the City Code.

If you continue to operate in violation of City Code, this matter will be turned over to the City Attorney's Office for further legal action.

Address	Compliance Date	City Code	Fine Amount
2028 105TH AVE	04/23/2012	11-603(9) - Number of Roomers	\$1000


Michelle Posch
Housing Inspector
City of Coon Rapids
763-767-6575
763-767-6573 fax
mposch@coonrapidsmn.gov

WO#45685



Board of Adjustment and Appeals - Regular Session

7.

Meeting Date: 08/02/2012

Subject: Special Assessment Objection, Tiffany Crawford, 12400 Thrush Street NW, 10-31-24-22-0106, Case 12-24V

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

Unpaid penalties and/or abatement costs associated with rental licensing enforcement action against the subject property in the amount of \$2,100 are proposed to be assessed against the property. The property owner has filed an objection to the proposed assessment.

BACKGROUND & CONSIDERATIONS

The amount of \$2,100 is for three Administrative Citations (\$300, \$600, and \$1,200) for failure to renew a rental dwelling license.

The rental license on this rental property expired on and was due to be renewed on January 1, 2012. A City housing inspector sent the property owner a reminder notice on November 29, 2011, but the letter was unanswered by the property owner and nothing appeared on Anoka County records showing a change of address or a pending foreclosure (checked whenever the city sends out renewal letters). Still with an expired rental license and no contact from the property owner, the City sent an Administrative Citation on February 22, 2012, with a compliance date of March 15, 2012.

The property owner did not renew the rental license, so another Administrative Citation (\$600) was issued on March 22, 2012, with a compliance date of April 6, 2012, to get the property licensed. Still without contact from the property owner, another Administrative Citation (\$1,200) was issued on May 25, 2012, with a compliance date of June 15, 2012. The City still did not hear from the property owner and yet another Administrative Citation (\$2,400) was issued on June 18, 2012, with a compliance date of July 9, 2012. This last citation penalty is not being considered at this time since it was assessed against the property after the cut-off date for this special assessment roll.

The property owner did contact the City for the first time on July 9, 2012, regarding the pending assessments and claimed that she didn't realize that she needed a rental license if she didn't have a tenant living there. She did state that people have been living in the home but that they don't pay rent and are only there to look after the property. The City requires a rental license regardless of whether the persons living at the property pay rent. Anoka County records now show that the property is going through foreclosure and that the sheriff's sale took place on January 13, 2012.

ACTION REQUESTED

In Case 12-24V, it is requested that the Board of Adjustment and Appeals recommend the City Council affirm the \$2,100 special assessment in its entirety.

Attachments

Supporting Documents

10-31-24-22-0pl

Dear City of Coon Rapids:

I am writing in regards to an assessment placed on the property 12400 Thrush St NW Coon Rapids, MN 55448. This is an appeal to request the assessment be removed. The rental license for the property was not renewed due to the tenant moving out on 10.21.2011, six months prior to the contracted date, and the property has not been rented since. My husband Stephen Crawford and brother Darrell Geddes took turns making sure the property remained occupied during the negotiations with the mortgage company and redemption period until we were able to remove many of our things out of the property. We knew that if it was abandoned the bank would repossess the property, discontinue working the loan modification, and we would never retrieve many of the things we bought for the property.

In mid-June of 2012 I went to my parents home where I have not lived since 4.4.11 and found a stack of letters beginning from the winter of 2012 from the City of Coon Rapids. Again the property has not been rented, there has been no lease, and no money paid for rent since before the rental license expired. Now that this has come to my attention I am asking the assessment charges be reconsidered. If there are any additional questions or pertinent information needed my contact information is listed below. Thank you for taking the time to review this appeal and your help in this matter.

Sincerely,

Tiffany Crawford
Tiffany Crawford
21 124th Ave NE
BLAINE MN 55434
612-222-3333

Case # 12-24 ✓



PROPERTY ADDRESS: 12400 THURSH ST

PIN: 103124220106

Work Order #40696

11/16/2010 Rental Pending Legal

OPEN

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
Information Sent		11/16/10	POSCH, MICHELLE	SENT LETTER & BACKFT COMPLIANCE 12/10/10
Communicate w owner		12/15/10	POSCH, MICHELLE	tiffany crawford 6 8 will send in paperwork today.
Communicate w owner		1/11/11	POSCH, MICHELLE	CALLED TIFFANY AND LEFT MESSAGE
Applications		11/16/10	POSCH, MICHELLE	RECVD
Fee Paid		1/18/11	POSCH, MICHELLE	PD \$170 & \$45 FOR FEE AND BACKGRD CK. PREVIOUS RENTAL PROPERTY (OLD DATABASE). CK NO 3366
Crime Free Training		1/18/11	POSCH, MICHELLE	CFT COON RAPIDS - 10/13/2010
Rental Inspection		1/27/11	POSCH, MICHELLE	INSPECTION - 01/25/2011 @ 11:30 AM - MP - 1 POINT
Background Check		1/18/11	TONINATO, DESIREE	Completed background check on Tiffany Crawford. Nothing found to prevent licensing.
License issued	1/1/12	1/27/11	POSCH, MICHELLE	
License Renewal Due	1/1/14			
Next Inspection Due				
Communicate w owner				
INFORMATION SENT				
CITATION ISSUED		3/10/11	POSCH, MICHELLE	LEFT MESSAGE FOR OWNER TO GET HOUSE NUMBERS ON THE RENTAL ASAP.
CITATION FEE APPLIED		11/29/11	DRABCAZAK, LEYA	renewal app. sent \$100.00
CITATION ISSUED		2/22/12	DRABCAZAK, LEYA	300.00 COMPLIANCE 3/15/2012 OBTAIN RENTAL LICENSE.
ASSESSMENT		3/22/12	DRABCAZAK, LEYA	300.00 failure to obtain rental license
CITATION ISSUED		3/22/12	DRABCAZAK, LEYA	600.00 obtain rental license
CITATION ISSUED		4/13/12	DRABCAZAK, LEYA	600.00 to finance
CITATION ISSUED		5/25/12	DRABCAZAK, LEYA	1200.00 no rental license
CITATION FEE APPLIED		6/18/12	DRABCAZAK, LEYA	2400.00 failure to obtain rental license, Id verified mailing address on starlite.
COMMUNICATE W OWNER		6/18/12	DRABCAZAK, LEYA	1200.00 no rental license
		7/9/12	DEGRANDE, KRISTIN	Property owner Tiffany 6: 38 called regarding pending assessments. She claims she didn't realize she needed to renew her rental license if she didn't have a tenant living there - but did have someone living there to look after the house. ??
COMMUNICATE W OWNER	7/9/12	7/9/12	DEGRANDE, KRISTIN	Tried returning Tiffany's call but voice mail was full. She was wondering if she needs to or should appeal the assessment. Was unable to leave her a message.
CITATION FEE APPLIED		7/10/12	DRABCAZAK, LEYA	2400.00 no rental license forwarded to finance
COMMUNICATE W OWNER		7/10/12	DEGRANDE, KRISTIN	Owner Tiffany 61 called re: pending assessments for exp. rental license. She claims that no tenants were living the property only someone living there to look after the house. I returned call - license still needed. She will need to appeal.

PROPERTY ADDRESS:

12400 THRUSH ST

PIN: 103124220106

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
12-900 Rental Dwelling License Required.	2/22/12	300.00	DRABCZAK, LEYA	COMPLIANCE 3/15/2012 OBTAIN RENTAL LICENSE.	TIFFANY CRAWFORD DATE 2/22/2012 9754 ALMOND AVE N BROOKLYN PARK, MN 55443
12-900 Rental Dwelling License Required.	3/22/12	600.00	DRABCZAK, LEYA	COMPLIANCE 4/6/2012 OBTAIN RENTAL LICENSE	TIFFANY CRAWFORD DATE 3/22/2012 9754 ALMOND AVE N BROOKLYN PARK, MN 55443
12-900 Rental Dwelling License Required.	5/25/12	1200.00	DRABCZAK, LEYA	COMPLIANCE 6/15/2012 OBTAIN RENTAL LICENSE	TIFFANY CRAWFORD DATE 5/25/2012 9754 ALMOND AVE NE BROOKLYN PARK, MN 55443
12-900 Rental Dwelling License Required.	6/18/12	2400.00	DRABCZAK, LEYA	COMPLIANCE DATE 7/9/2012 RENEW RENTAL LICENSE	TIFFANY CRAWFORD 6/18/2012 9754 ALMOND AVE NE BROOKLYN PARK, MN 55443

Files attached to this work order:

\\cr-fs2\applications\Cityworks\ServerFiles\Rental Database\rental insp letter\12400 THRUSH ST 2011.doc
\\cr-fs2\applications\Cityworks\ServerFiles\Rental Database\rental pending letters\12400 THRUSH ST.doc
\\cr-fs2\applications\Cityworks\ServerFiles\Rental Database\rental licenses\12400 THRUSH ST CERT 2011.doc
\\cr-fs2\applications\Cityworks\ServerFiles\Rental Database\rental licenses\12400 THRUSH ST LIC 2011.doc

End of Report for 12400 THRUSH ST



License Fee: \$170

License No. 40696

RENTAL DWELLING LICENSE

By order of the Coon Rapids City Council, a license is hereby granted to:

TIFFANY CRAWFORD
TO OPERATE A RENTAL DWELLING AT

12400 THRUSH STREET

in the City of Coon Rapids, County of Anoka, State of Minnesota, for the period commencing JANUARY 1, 2011 and terminating on JANUARY 1, 2012 at midnight.

This license is granted pursuant to the submitted application and payment of fees therefore. This license is subject to the laws and rules of the State of Minnesota and the City Code and regulations of the City of Coon Rapids pertaining thereto, and is subject to suspension or revocation for violation thereof. This license is non-transferable.

In testimony whereof, we have hereunto subscribed our names and affixed the seal of the City of Coon Rapids this day of JANUARY 27, 2011.

ATTEST:

Michelle Posch, Compliance Official



ADMINISTRATIVE CITATION

Citation #40696-20172

TIFFANY CRAWFORD ISSUE DATE 2/22/2012
9754 ALMOND AVE N
BROOKLYN PARK, MN 55443

Address: **12400 THRUSH ST**
 COON RAPIDS, MN

PIN #: 103124220106

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 2/22/12 the following violation(s) of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
COMPLIANCE 3/15/2012 OBTAIN RENTAL LICENSE.	12-900	No person shall occupy a rental unit prior to obtaining a rental license.	\$300.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Leya Drabczak
Housing Inspector
763-767-6420



ADMINISTRATIVE CITATION

Citation #40696-20218

TIFFANY CRAWFORD ISSUE DATE 3/22/2012
9754 ALMOND AVE N
BROOKLYN PARK, MN 55443

Address: **12400 THRUSH ST**
 COON RAPIDS, MN

PIN #: 103124220106

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 3/22/12 the following violation(s) of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
COMPLIANCE 4/6/2012 OBTAIN RENTAL LICENSE	12-900 Rental	No person shall occupy a rental unit prior to obtaining a rental license.	\$600.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

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Leya Drabczak
Housing Inspector
763-767-6420



ADMINISTRATIVE CITATION

Citation #40696-20562

TIFFANY CRAWFORD ISSUE DATE 5/25/2012
9754 ALMOND AVE NE
BROOKLYN PARK, MN 55443

Address: **12400 THRUSH ST**
 COON RAPIDS, MN

PIN #: 103124220106

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 5/25/12 the following violation(s) of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
COMPLIANCE 6/15/2012 OBTAIN RENTAL LICENSE	12-900	No person shall occupy a rental unit prior to obtaining a rental license.	\$1200.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Leya Drabczak
Housing Inspector
763-767-6420



ADMINISTRATIVE CITATION

Citation #40696-20796

TIFFANY CRAWFORD ISSUE DATE 6/18/2012
9754 ALMOND AVE NE
BROOKLYN PARK, MN 55443

Address: **12400 THRUSH ST**
 COON RAPIDS, MN

PIN #: 103124220106

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 6/18/12 the following violation(s) of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
COMPLIANCE DATE 7/9/2012 RENEW RENTAL LICENSE	12-900	No person shall occupy a rental unit prior to obtaining a rental license.	\$2400.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Leya Drabczak
Housing Inspector
763-767-6420



Board of Adjustment and Appeals - Regular Session

8.

Meeting Date: 08/02/2012

Subject: Special Assessment Objection, Dennis Blue, 11227 Crocus Street NW, 16-31-24-42-0045, Case 12-25V

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

Unpaid penalties and/or abatement costs associated with code enforcement action against the subject property in the amount of \$1,350 are proposed to be assessed against the property. The property owner has filed an objection to the proposed assessment.

BACKGROUND & CONSIDERATIONS

The amount of \$1,350 is for an Excessive Consumption of Services fee (\$150), two Administrative Citation penalties for exterior storage of junk and debris (first at \$300, second at \$600), and an Administrative Citation penalty (\$300) for expired tabs on a vehicle.

A City inspector went out to the property on April 19, 2012, to investigate exterior storage of junk and debris in the yard and observed numerous tires, televisions, a truck topper, and pallets and crates full of miscellaneous items. An Administrative Citation was issued on April 30, 2012, with a compliance date of May 7, 2012. This citation triggered a \$150 Excessive Consumption of Services fee since the City had been out to this property on two or more occasions within the previous twelve month period which resulted in citations being issued. Upon re-inspection on May 8, 2012, many of the original items were gone but many new items were on site including various appliances, lawn mowers, hand held carts, scrap metal, building materials, and other miscellaneous items. The \$300 citation was assessed but since many new items had been added, the violations was not abated.

During the inspection on May 8, 2012, the inspector also noted that a van on the property had expired license plate tabs and an Administrative Citation (\$300) for this violation was issued with a compliance date of May 17, 2012. Upon re-inspection on May 18, 2012, the tabs were still expired so the \$300 Citation was assessed.

Since the property was still not in compliance regarding exterior storage of junk and debris, a second Administrative Citation (\$600) was issued for this violation on May 10, 2012 with a compliance date of May 17, 2012. Upon re-inspection on May 18, 2012, the property still was not compliant and many new items were found on site so the \$600 citation penalty was assessed but, again, the items were not abated.

Two additional Administrative Citations were issued on May 22, 2012, for the exterior storage of items (the third for \$1,200) and the expired tabs on a vehicle (the second for \$600). The compliance date was set for May 29, 2012, for each citation. Upon re-inspection on May 30, 2012, the property was found to be compliant so neither of these citation fees were assessed to the property.

ACTION REQUESTED

In Case 12-25V, it is requested that the Board of Adjustment and Appeals recommend City Council affirm the \$1,350 special assessment in its entirety.

Attachments

Supporting Documents

July 17, 2012

To: The City of Coon Rapids and whom it may concern,

This is written notice, in regards to citation fees, I currently have received. I do not feel these are justified. It was my understanding, that the clean up had to be done by certain dates, which was done by those dates, if not then the fines would be assessed only then. There was only very limited, personal contact in regards to those fines as well, from the city department that handles these.

I also have received notice on fines for over consumption of water. I wasn't aware that there was such a thing. All our water bills were always paid on time, as to what our usage was. We have replaced toilets, plumbing as well as a new water heater, since notice was given.

I look forward to clearing up these problems, as soon as possible. Thank you for your time.

Dennis Blue
11227 Crocus St NW
Coon Rapids, MN 55433

Pin #16-31-24-42-0045



Received 7/17/12 at 5:30pm

Case # 12-25V



Property Report

Report Date: 7/24/2012

PROPERTY ADDRESS: 11227 CROCUS ST		07/28/2009	Yard and Lot issues	PIN: 163124420045
Work Order #32178		CLOSED		

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
Inspection 1	7/28/09	7/28/09	GAZELKA, MIKE	Initial Inspection
Inspection followup		8/7/09	MITLYNG, ADAM	notice sent
Information Sent		8/31/09	MITLYNG, ADAM	received message to meet at property, called and left message
Information Sent		10/21/09	MITLYNG, ADAM	spoke with mrs blue about issues told her to have mr blue call me
Inspection followup		4/2/10	MITLYNG, ADAM	received more complaints, many items still on property
Citation Issued		4/6/10	MITLYNG, ADAM	lots of auto parts, junk and debris, temp tent
Citation Reinspect	4/14/10	7/8/10	MITLYNG, ADAM	reissued 300 citation
Citation Issued		7/8/10	MITLYNG, ADAM	
Citation Reinspect	7/16/10	11/15/10	MITLYNG, ADAM	
Appeal Submitted		7/12/10	MITLYNG, ADAM	received appeal for time ext
Hearing	7/28/09	7/28/09	MITLYNG, ADAM	time ext till 8-13-2010
Information	7/28/09	8/18/10	DEGRANDE, KRISTIN	called frustrated that the condition of the property seems to be getting worse. Junk in backyard is now fenced in, but there is junk on driveway and a tent has been set up in the front yard for 2 years.
Information		10/22/09	MITLYNG, ADAM	spoke with anoka city about hazardous waste regulations, they will go out to property and see what is going on there, will send new citation for exterior storage after thier inspection

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
8-109 Junk Cars and Building Materials.	4/2/10	300.00	MITLYNG, ADAM	4-13-2010 remove all auto parts, building materials, misc junk and debris from exterior storage	Dennis Blue
11-319 Illegal Temporary Structures.	4/2/10	300.00	MITLYNG, ADAM	4-13-2010 remove temporary tent from property	
8-109 Junk Cars and Building Materials.	6/25/10	300.00	MITLYNG, ADAM	7-15-2010 remove auto parts, all electronics, building materials, misc junk and debris from exterior storage	
11-1831(2) Expired Tabs on Residential Property.	6/25/10	300.00	MITLYNG, ADAM	7-15-2010 YAE9810 expired tabs, display current registration or remove from property	
11-319 Illegal Temporary Structures.	6/25/10	300.00	MITLYNG, ADAM	7-15-2010 remove temporary tent from property	
11-600-700 Home Occupation	6/25/10	300.00	MITLYNG, ADAM	7-15-2010 discontinue recycling business in a residential neighborhood	
11-705(10) Parking and Drives.	6/25/10	300.00	MITLYNG, ADAM	7-15-2010 discontinue parking off pavement in the front and side yard	

Files attached to this work order:

\\cr-fs2\applications\CityworksServerFiles\Code Enforcement Files\adams letters\appeals\agreements\20100720155631614.p
 \\cr-fs2\applications\CityworksServerFiles\Code Enforcement Files\adams letters\appeals\scanned appeals\20100713091904:
 \\cr-fs2\applications\CityworksServerFiles\Code Enforcement Files\adams letters\junk\11227 crocus st.doc

PROPERTY ADDRESS: 11227 CROCUS ST

PIN: 163124420045

Work Order #41941

03/04/2011 Yard And Lot Issues

CLOSED

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
Inspection 1	2/25/11	2/25/11	MITLYNG, ADAM	Initial Inspection.
Citation Issued		3/4/11	MITLYNG, ADAM	junk and debris
Citation Reinspect	3/12/11	4/14/11	MITLYNG, ADAM	no change, reissue new citation
Excessive Use	3/4/11	2/25/11	MITLYNG, ADAM	multiple notice in 12 month period
Citation Issued		4/14/11	MITLYNG, ADAM	new citation issued for tvs, junk and debris
Citation Reinspect	4/22/11	4/22/11	MITLYNG, ADAM	
Excessive Use		4/14/11	NEARHOOF, NILES	multiple notices in 12 month period
Compliance		4/22/11	MITLYNG, ADAM	items removed

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To	Issue Date:
8-109 Junk Cars and Building Materials.	2/25/11	600.00	MITLYNG, ADAM	3-11-2011 remove building materials, televisions, trailer full of junk, misc junk and debris from exterior storage	Dennis Blue 3-04-2011	
8-109 Junk Cars and Building Materials.	4/12/11	1000.00	MITLYNG, ADAM	4-21-2011 remove televisions, appliances, tires, misc junk and debris from exterior storage	Dennis Blue Date: 4-14-2011	Issue

Files attached to this work order:

\\cr-fs2\applications\cityworkserverfiles\WorkOrder\41941\11227 crocus st2.doc
 \\cr-fs2\applications\CityworksServerFiles\Code Enforcement Files\adams letters\excessive use\Charged\2011\11227 crocus s

PROPERTY ADDRESS: 11227 CROCUS ST

PIN: 163124420045

Work Order #43649

06/28/2011 Yard And Lot Issues

CLOSED

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
Inspection 1		6/24/11	MITLYNG, ADAM	Initial Inspection.
Citation Issued		6/28/11	MITLYNG, ADAM	junk and debris
Citation Reinspect	7/6/11	8/16/11	MITLYNG, ADAM	items gone
Excessive Use		6/28/11	MITLYNG, ADAM	multiple notice in 12 month period
Compliance		8/18/11	MITLYNG, ADAM	

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
8-109 Junk Cars and Building Materials.	6/24/11	300.00	MITLYNG, ADAM	7-05-2011 remove televisions, monitors, appliances, misc junk and debris from exterior storage	BLUE DENNIS Issue Date: 6-28-2011 11227 CROCUS ST NW COON RAPIDS, MN 55433

Files attached to this work order:

\\cr-fs2\applications\cityworkserverfiles\WorkOrder\43649\11227 crocus st3.doc

PROPERTY ADDRESS: 11227 CROCUS ST

PIN: 163124420045

Work Order #47780

04/30/2012 Yard And Lot Issues

CLOSED

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		4/19/12	MITLYNG, ADAM	
CITATION ISSUED		4/30/12	MITLYNG, ADAM	junk and debris
CITATION REINSPECT	5/8/12	5/8/12	MITLYNG, ADAM	most items gone, new items on trailer and in truck parked in st
EXCESSIVE USE		4/30/12	MITLYNG, ADAM	multiple notice in 12 month period
CITATION FEE APPLIED		5/10/12	MITLYNG, ADAM	\$300 fee for noncompliance
CITATION ISSUED		5/10/12	MITLYNG, ADAM	expired tabs on vehicle YAE9810
CITATION ISSUED		5/10/12	MITLYNG, ADAM	new citation for junk and debris
CITATION REINSPECT	5/18/12	5/18/12	MITLYNG, ADAM	no change
CITATION FEE APPLIED		5/18/12	MITLYNG, ADAM	\$600 junk and debris, \$300 expired tabs
CITATION ISSUED		5/22/12	MITLYNG, ADAM	Expired tabs
CITATION ISSUED		5/22/12	MITLYNG, ADAM	trailer of junk, tires, junk and debris
CITATION REINSPECT	5/30/12	7/10/12	MITLYNG, ADAM	compliant
APPEAL - BOA		7/17/12	DEGRANDE, KRISTIN	Special Assessment Appeal received for August 2012 BAA Meeting.

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Junk Cars and Building	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
08-109	Junk Cars and Building Materials.	4/19/12	300.00	MITLYNG, ADAM	5-07-2012 remove building materials, televisions, tires, misc junk and debris from exterior storage	DENNIS BLUE Issue Date: 4-30-2012 11227 CROCUS ST NW COON RAPIDS, MN 55433
11-1831(2)	Expired Tabs on Residential Property.	5/8/12	300.00	MITLYNG, ADAM	5-17-2012 YAE9810 expired tabs, display current registration or remove from property	DENNIS BLUE Issue Date: 5-10-2012 11227 CROCUS ST NW COON RAPIDS, MN 55433
8-109	Junk Cars and Building Materials.	5/8/12	600.00	MITLYNG, ADAM	5-17-2012 remove building materials, tires, misc junk and debris (including items stored on trailers and in truck boxes) from exterior storage	DENNIS BLUE Issue Date: 5-10-2012 11227 CROCUS ST NW COON RAPIDS, MN 55433
08-109	Junk Cars and Building Materials.	5/18/12	1200.00	MITLYNG, ADAM	5-29-2012 remove building materials, tires, misc junk and debris (including items stored on trailers) from exterior storage	DENNIS BLUE Issue Date: 5-22-2012 11227 CROCUS ST NW COON RAPIDS, MN 55433
11-1831(2)	Expired Tabs on Residential Property.	5/18/12	600.00	MITLYNG, ADAM	5-29-2012 YAE9810 expired tabs, display current registration or remove from outdoor storage	DENNIS BLUE Issue Date: 5-22-2012 11227 CROCUS ST NW COON RAPIDS, MN 55433

Files attached to this work order:



04/19/2012 11:12



ADMINISTRATIVE CITATION

Citation #47780-20293

DENNIS BLUE
11227 CROCUS ST NW
COON RAPIDS, MN 55433

Issue Date: 4-30-2012

Address: **11227 CROCUS ST**
COON RAPIDS, MN

PIN #: 163124420045

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 4/19/12 the following violation(s) of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
5-07-2012 remove building materials, televisions, tires, misc junk and debris from exterior storage	08-109	Any item not intended for outdoor storage is not permitted to be stored outdoors. (Vehicle parts, fluids and accessories, building materials, upholstered furniture, brush, etc.)	\$300.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Adam Mitlyng
Code Enforcement
763-767-6470



05/08/2012 14:22



05/08/2012 14:22



05/08/2012 14:22



ADMINISTRATIVE CITATION

Citation #47780-20429

DENNIS BLUE
11227 CROCUS ST NW
COON RAPIDS, MN 55433

Issue Date: 5-10-2012

Address: **11227 CROCUS ST**
COON RAPIDS, MN

PIN #: 163124420045

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 5/8/12 the following violation(s) of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
5-17-2012 remove building materials, tires, misc junk and debris (including items stored on trailers and in truck boxes) from exterior storage	8-109 Junk Ca	Any item not intended for outdoor storage is not permitted to be stored outdoors. (Vehicle parts, fluids and accessories, building materials, upholstered furniture, brush, etc.)	\$600.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

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Adam Mitlyng
Code Enforcement
763-767-6470

8.



ADMINISTRATIVE CITATION

Citation #47780-20430

DENNIS BLUE
11227 CROCUS ST NW
COON RAPIDS, MN 55433

Issue Date: 5-10-2012

Address: **11227 CROCUS ST**
COON RAPIDS, MN

PIN #: 163124420045

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 5/8/12 the following violation(s) of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
5-17-2012 YAE9810 expired tabs, display current registration or remove from property	11-1831(2)	All vehicles parked or stored on residential property must display current registration.	\$300.00

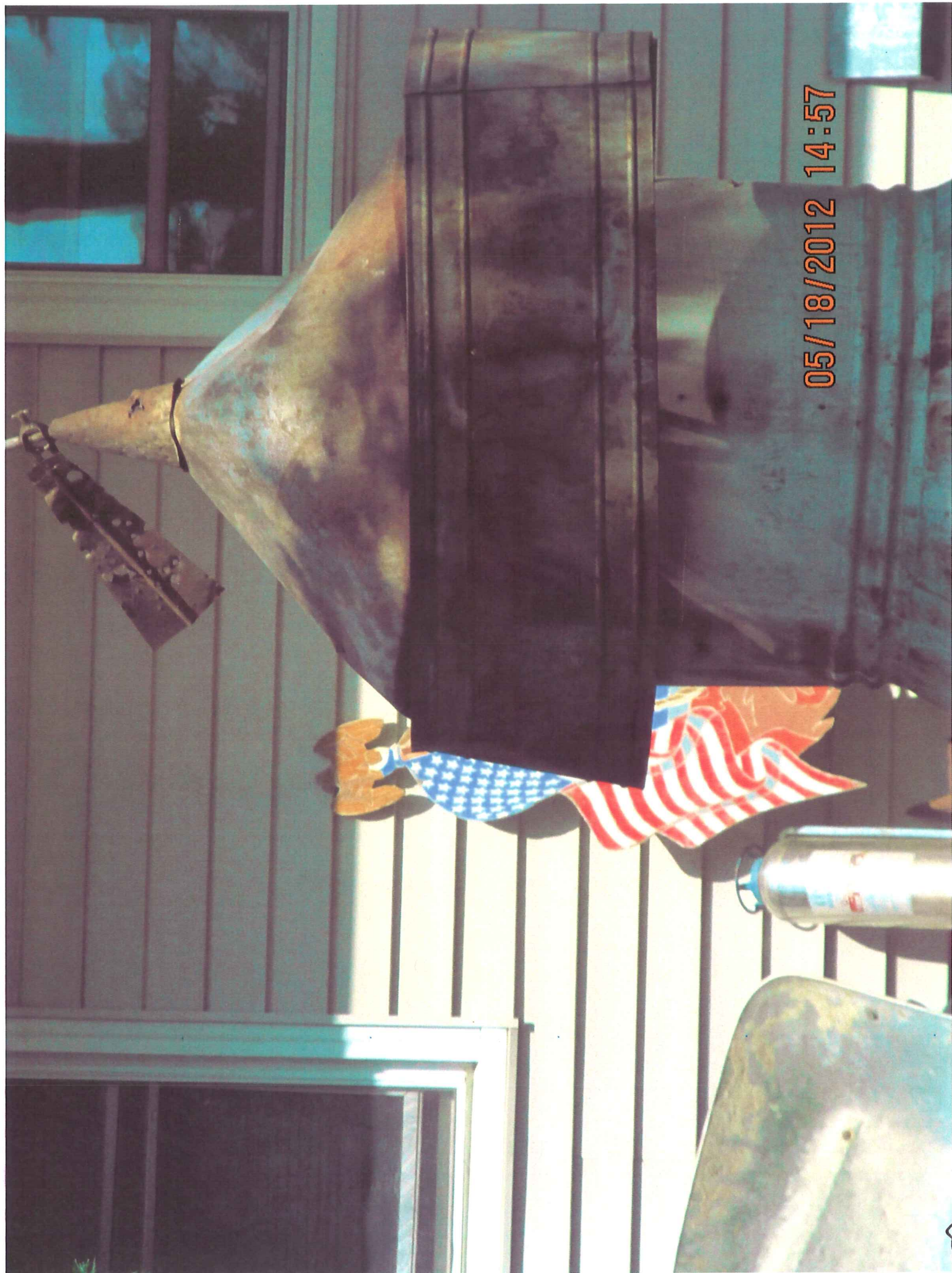
You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

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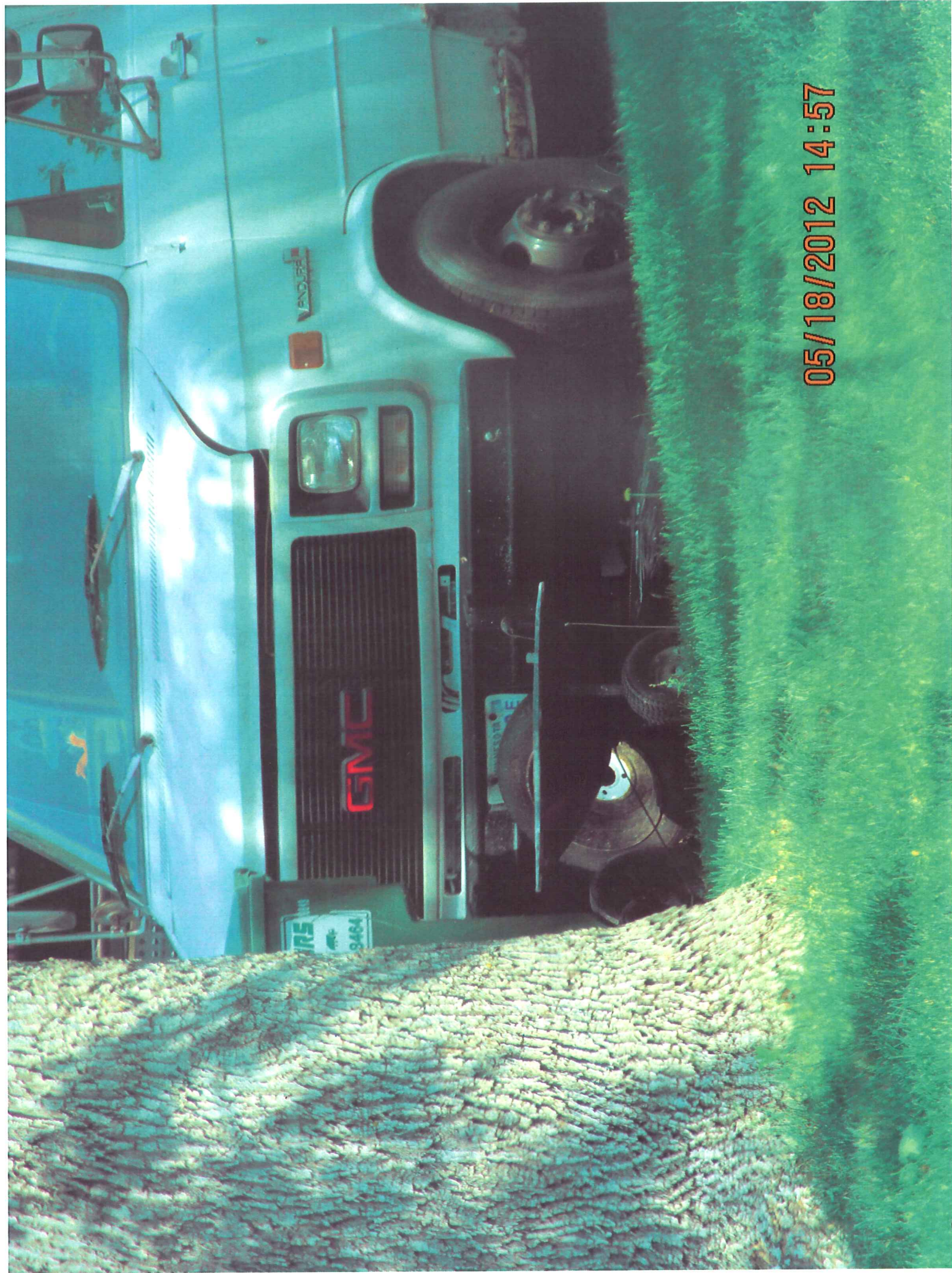
Adam Mitlyng
Code Enforcement
763-767-6470

8.





05/18/2012 14:57



05/18/2012 14:57



ADMINISTRATIVE CITATION

Citation #47780-20516

DENNIS BLUE
11227 CROCUS ST NW
COON RAPIDS, MN 55433

Issue Date: 5-22-2012

Address: **11227 CROCUS ST**
COON RAPIDS, MN

PIN #: 163124420045

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 5/18/12 the following violation(s) of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
5-29-2012 remove building materials, tires, misc junk and debris (including items stored on trailers) from exterior storage	08-109	Any item not intended for outdoor storage is not permitted to be stored outdoors. (Vehicle parts, fluids and accessories, building materials, upholstered furniture, brush, etc.)	\$1200.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Adam Mitlyng
Code Enforcement
763-767-6470

8.



ADMINISTRATIVE CITATION

Citation #47780-20517

DENNIS BLUE
11227 CROCUS ST NW
COON RAPIDS, MN 55433

Issue Date: 5-22-2012

Address: **11227 CROCUS ST**
COON RAPIDS, MN

PIN #: 163124420045

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 5/18/12 the following violation(s) of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
5-29-2012 YAE9810 expired tabs, display current registration or remove from outdoor storage	11-1831(2) Ex	All vehicles parked or stored on residential property must display current registration.	\$600.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Adam Mitlyng
Code Enforcement
763-767-6470



Board of Adjustment and Appeals - Regular Session

9.

Meeting Date: 08/02/2012

Subject: Special Assessment Objection, Steven Palmer, 11916 Kerry Street NW, 09-31-24-32-0083, Case 12-26V

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

Unpaid penalties and/or abatement costs associated with code enforcement action against the subject property in the amount of \$300 are proposed to be assessed against the property. The property owner has filed an objection to the proposed assessment.

BACKGROUND & CONSIDERATIONS

The amount of \$300 is for an Administrative Citation penalty for expired tabs on a vehicle.

A City inspector went out to the property on June 7, 2012, to investigate a vehicle with expired registration tabs. The tabs had expired in September 2011 so an Administrative Citation was issued and sent to the property owner giving them until June 14, 2012, to either bring the registration up to date and display new tabs on the vehicle or to move the vehicle inside the garage or to another storage area. The re-inspection took place on June 15, 2012, and the inspector found that the property owner did not come into compliance, so the \$300 citation penalty was assessed.

Since the property was still not in compliance, a second Administrative Citation (\$600) was issued on June 18, 2012, with a compliance date of June 25, 2012. Upon re-inspection for this citation, the inspector found that the property owner brought his vehicle into compliance. Because this was the second citation for the same violation, City Code provides for one-half of the citation penalty to be waived for achieving compliance and that half will be incurred by the property owner. This penalty is not being considered at this time because it was incurred after the cut-off date for this special assessment roll. If left unpaid, it will appear on the next roll for special assessments.

The property owner has submitted a receipt that he paid for the renewal of his license tabs on June 11, 2012, but the current tabs were not on the vehicle until sometime after the second citation was issued.

ACTION REQUESTED

In Case 12-26V, it is requested that the Board of Adjustment and Appeals recommend the City Council affirm the \$300 special assessment in its entirety.

Attachments

Supporting Documents

Steven Palmer
11916 Kerry St NW
Coon Rapids, MN 55433

City of Coon Rapids
City Council
11155 Robinson Drive
Coon Rapids, MN 55433

July 17, 2012

Re: objection to administrative Citation #48530-20797

To whom it may concern:

The purpose of this letter is to object to the fines assessed to me on Citation #48530-20797. I have made repeated attempts to contact the proper individuals in the citations department to discuss the matter, but have not received a proper response. I have documentation showing that the vehicle in question had proper registration on the date the fine was imposed.

Furthermore, I would like to be heard on this matter by the Board of Adjustment and Appeals as well as the City Council on August 2nd 2012 to plead my case to have the fine dismissed, or appeal the case to District Court.

Yours sincerely



09-31-24-32-0083
Received 7pm 7/17/12
Case # 12-26 V

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Google

Gmail

COMPOSE

Cash-Out Your Settlements - www.WoodbridgeInvestments.com - How To Sel

Inbox (1)

Important

Sent Mail

Drafts

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Keepers

Login

Personal

Chat

Search people...

Steven Palmer

Set status here

Call phone

Andrew McAuley

Beinborn, Brad (GE C...

Bryan Palmer

ceames

Dan Riggs

dwoollak

Greg Ogdahl

Randy Pierson

Richard Palmer

FW: Payment Confirmation for Online Renewal Services

Matt McAuley r .om

to me

> Date: Mon, 11 Jun 2012 18:36:20 -0500

> From: n e.com

> To: mjm, l.com

> Subject: Payment Confirmation for Online Renewal Services

>

> *** PLEASE DO NOT RESPOND TO THIS EMAIL ***

>

> Thank you for your payment.

>

> This email is to confirm your payment submitted on Jun-11-2012 for

>

> Confirmation Number: MNSDVS002437219

> Payment Amount: \$44.50

> Scheduled Payment Date: Jun-11-2012

> Amount Due: \$44.50

>

> Payer Name: Matt McAuley

> Credit Card Number: XXXXXXXXXXXXXXX7562

> Credit Card Type: VISA

> Approval Code: 08558A

>

> Merchant: MN Department of Public Safety

> Website: <http://www.dps.state.mn.us/dvs/>

>

> If you have questions about this payment or need assistance, please
> <http://www.dps.state.mn.us/dvs/index.html> , or call Customer Service a

>

> Thank you for using the Minnesota Dept of Public Safety electronic p

Steven Palmer

to Matt

Thanks!

PROPERTY ADDRESS: 11916 KERRY ST

PIN: 093124320083

Work Order #48530

06/07/2012 Yard And Lot Issues

CLOSED

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		6/7/12	INGVALSON, DREW	ex tabs on XKG-955
CITATION ISSUED		6/7/12	INGVALSON, DREW	\$300
CITATION REINSPECT	6/15/12	6/15/12	INGVALSON, DREW	no change
CITATION FEE APPLIED		6/18/12	INGVALSON, DREW	\$300 for non-compliance
CITATION ISSUED		6/18/12	INGVALSON, DREW	\$600
CITATION REINSPECT	6/26/12	6/26/12	INGVALSON, DREW	compliant with tabs
CITATION FEE APPLIED		6/27/12	INGVALSON, DREW	1/2 of \$600 2nd Citation Fee Waived, \$300 of 2nd Citation Fee Applied
COMPLIANCE		6/27/12	INGVALSON, DREW	

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
11-1831(2)	6/7/12	300.00	INGVALSON, DREW	6/14/2012 XKG-955, display current registration or remove vehicle from outdoor storage.	STEVEN PALMER 6/7/2012 11916 KERRY ST NW COON RAPIDS, MN 55433
11-1831(2)	6/15/12	600.00	INGVALSON, DREW	6/25/2012 Expired Tabs (XKG-955), display current registration or remove vehicle from outdoor storage.	STEVEN PALMER 6/18/2012 11916 KERRY ST NW COON RAPIDS, MN 55433

Files attached to this work order:

End of Report for 11916 KERRY ST



ADMINISTRATIVE CITATION

Citation #48530-20699

STEVEN PALMER issued 6/7/2012
11916 KERRY ST NW
COON RAPIDS, MN 55433

Address: **11916 KERRY ST**
COON RAPIDS, MN

PIN #: 093124320083

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 6/7/12 the following violation(s) of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
6/14/2012 XKG-955, display current registration or remove vehicle from outdoor storage.	11-1831(2)	All vehicles parked or stored on residential property must display current registration.	\$300.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Drew Ingvalson
Code Enforcement
763-767-6533



ADMINISTRATIVE CITATION

Citation #48530-20797

STEVEN PALMER issued 6/18/2012
11916 KERRY ST NW
COON RAPIDS, MN 55433

Address: **11916 KERRY ST**
COON RAPIDS, MN

PIN #: 093124320083

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On 6/15/12 the following violation(s) of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
6/25/2012 Expired Tabs (XKG-955), display current registration or remove vehicle from outdoor storage.	11-1831(2) Ex	All vehicles parked or stored on residential property must display current registration.	\$600.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

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06/15/2012 15:12



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